

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 093-2023

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedules “1” and “2” attached hereto from RMV2(H) Residential Urban Village Multiple Zone Two with the addition of the Holding Symbol (H) and OS1 Public Open Space Zone to RMV2 Residential Urban Village Multiple Zone Two.
 - b) Deleting the first sentence in subsection 4 and subsections 4.a. and 4.b., Paragraph 14.1006.1 Permitted Uses and substituting therefor the following:
 - “4. Permitted uses in Block 1113, as shown on Figure “E-1504”, Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” shall be as follows:
 - a. Street townhouse dwelling, which shall be subject to the RT1 Residential Townhouse Zone Requirements in Subsection 7.3, may permit only one the following commercial uses as a home occupation, in addition to the street townhouse dwelling, provided that the commercial use does not exceed a maximum of three persons engaged in the use, at least one of the employees is a resident of the said dwelling, and the

commercial use does not exceed a maximum of 25% of the gross floor area of the dwelling unit:

- i. Business or professional office, but shall not include a body rub parlour, veterinary clinic or a clinic or hospital;
 - ii. Personal Service Shop; and
 - iii. Retail Store.
- b. Apartment dwelling in a building, which shall be subject to the area shown as RVM2 or RM1 (Blocks 106 and 125, as shown on Figure “E-1504B” and Block 245, as shown on Schedule “E-1504(D)”), may permit only the following commercial uses, in addition to the apartment dwelling:"
- c) Deleting the first sentence in subsection 1, Paragraph 14.1006.2 Lot and Building Requirements and substituting therefor the following:
- “1. The following provisions shall apply to the lands shown as “Subject Lands” on Figures “E-1504”, “E-1504(A)”, “E-1504(B)”, “E-1504(C)”, “E-1504(D)” and “E-1504(F)”:"
- d) Deleting the first sentence in subsection 1.g., and subsections 1.g.iii., 1.h., 1.i., and 1.k., Paragraph 14.1006.2 Lot and Building Requirements and substituting therefor the following:
- “1. g. The minimum yards for an apartment dwelling building in Blocks 106 and 125, as shown on Figure “E-1504B” and Block 245, as shown on Schedule “E-1504(D)”:
- iii. The minimum yard to a Residential Zone shall be 6 m, except if there is a commercial use on Blocks 106, 125 and 245 than the minimum yard to a Residential Zone shall be 9 m;
 - h. The maximum building height for an apartment dwelling building in Block 1113, as shown on Figure “E-1504”, Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Figure “E-1504(D)” shall not exceed 14 m (maximum 4 storeys);

- i. The maximum gross floor area for the permitted commercial uses in a street townhouse dwelling, block townhouse dwelling and multiple dwelling in Block 1113, as shown on Figure “E-1504”, Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Figure “E-1504(D)” shall not exceed 25% of the gross floor area of the dwelling unit;
- k. The maximum gross floor area for the combined permitted commercial uses in a building that includes residential apartment dwellings in Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Figure “E-1504(D)” shall not exceed 1,000 m² of the building's gross floor area (GFA), of which up to a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment, take-out uses; and”

e) Adding the following subsection after subsection 24, Paragraph 14.1006.2
Lot and Building Requirements:

“25. The following shall apply to street townhouse dwellings in Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Figure “E-1504(D)”:

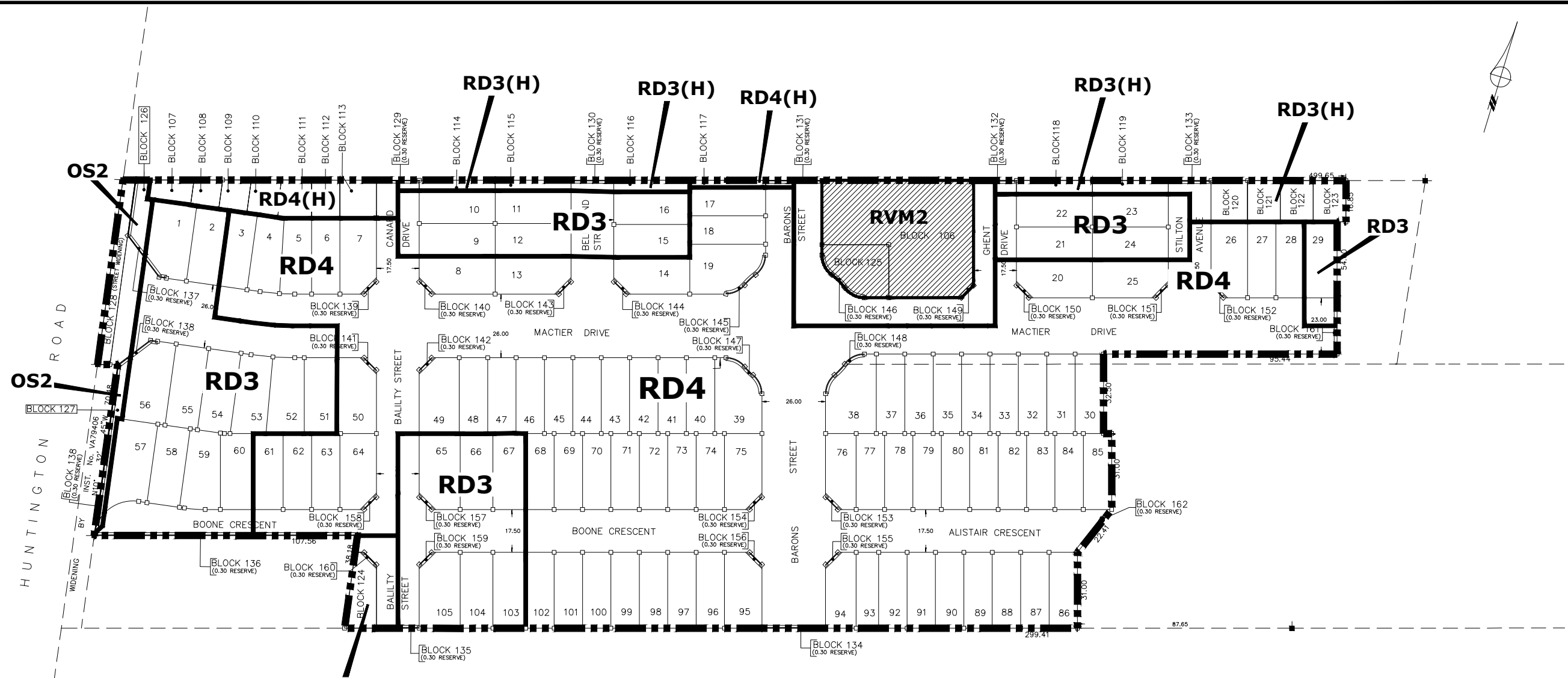
- a) The minimum lot frontage shall be 5.2 m for Unit 3, Block 2.
- b) The minimum front yard setback shall be 4.2 m.
- c) The minimum rear yard setback shall be 7 m except for Unit 3, Block 2 which shall be 5.2 m.
- d) The maximum building height shall be 11.5 m.
- e) The maximum lot coverage shall be 60%.
- f) The minimum exterior side yard to a sight triangle shall be 2 m.
- g) The maximum encroachment of an unenclosed porch (covered or covered), including access stairs from grade into the front yard, rear yard and exterior side yard shall be 3 m and no closer than 1.2 m to the applicable lot line.

- h) The lot frontage for lots between 5.2 m and 11.99 m shall be comprised of a minimum of 30% landscaped front yard or exterior side yard with a minimum of 60% being soft landscaping.”
 - f) Adding the following subsection after subsection 4, Paragraph 14.1006.3
Parking:
“4 Subsection 6.3.3 Obstruction of a Parking Space shall not apply to street townhouse dwellings on Blocks 106 and 125, as shown on Figure “E-1504(B)” and Block 245, as shown on Figure “E-1504(D)”.”
 - g) Deleting Figure “E-1504(B)” and substituting therefor the Figure “E-1504(B)” attached hereto as Schedule “1”.
 - h) Deleting Schedule “E-1504(D)” and substituting therefor the Schedule “E-1504(D)” attached hereto as Schedule “2”.
 - i) Deleting Map 174 of Schedule A and substituting therefor the Map 174 attached hereto as Schedule “3”.
 - j) Deleting Map 175 of Schedule A and substituting therefor the Map 175 attached hereto as Schedule “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 20th. day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk



SUBJECT LANDS

THIS IS FIGURE 'E-1504(B)'
 TO BY-LAW 001-2021
 SECTION 14.1006

Not to Scale

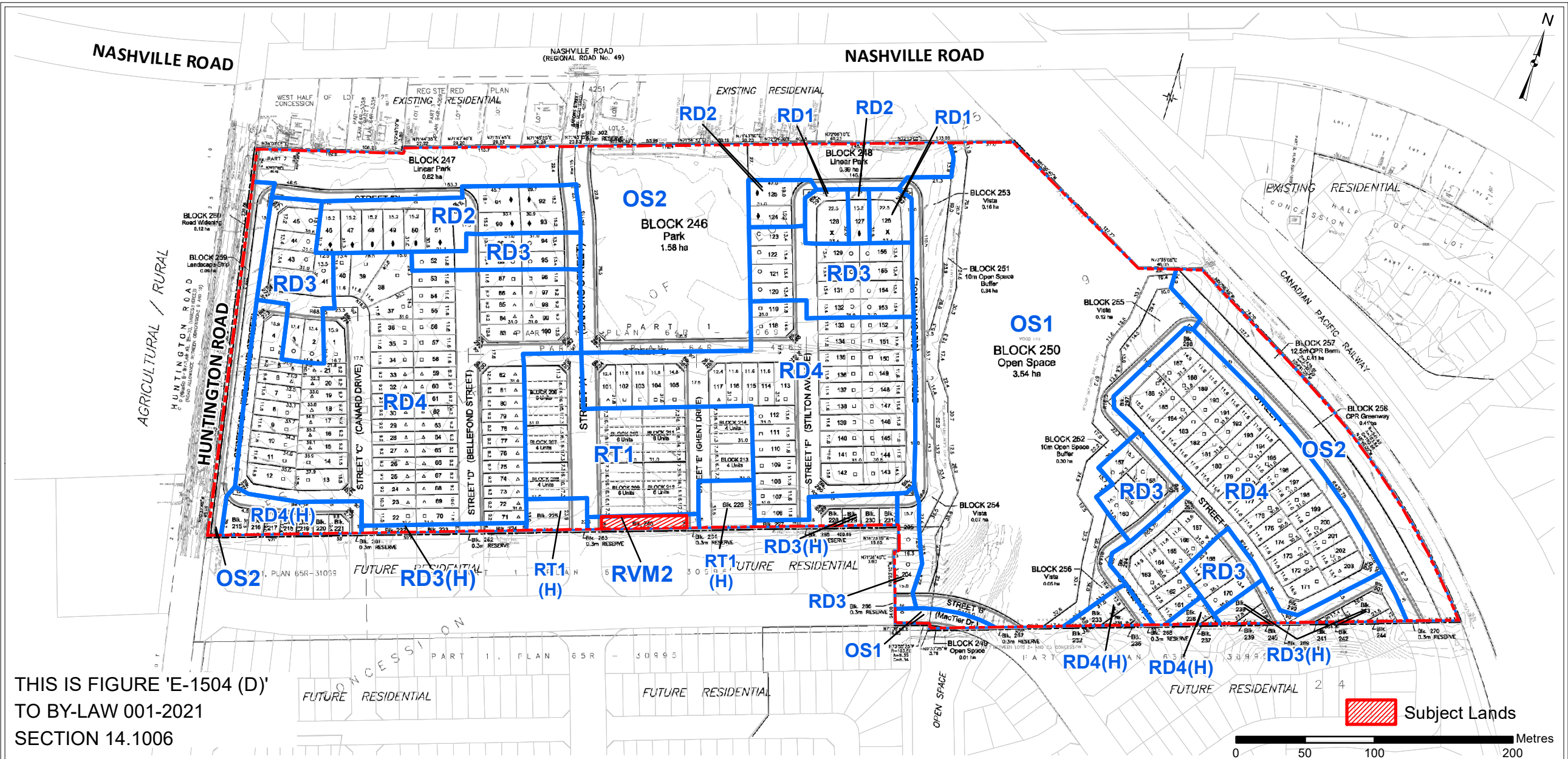
FILE: Z.22.001
 LOCATION: Part of Lot 25, Concession 9
 APPLICANT: Nashville Ten Acres Developments Inc. and
 Nashville Developments (Barons) Inc.
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 093-2023
 PASSED THE 20TH DAY OF JUNE, 2023

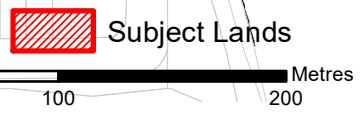
SIGNING OFFICERS

 MAYOR

 CLERK



THIS IS FIGURE 'E-1504 (D)'
 TO BY-LAW 001-2021
 SECTION 14.1006



FILE: Z.22.001
 LOCATION: Part of Lot 25, Concession 9
 APPLICANT: Nashville Ten Acres Developments Inc. and
 Nashville Developments (Barons) Inc.
 CITY OF VAUGHAN

THIS IS SCHEDULE '2'
 TO BY-LAW 093-2023
 PASSED THE 20TH DAY OF JUNE, 2023

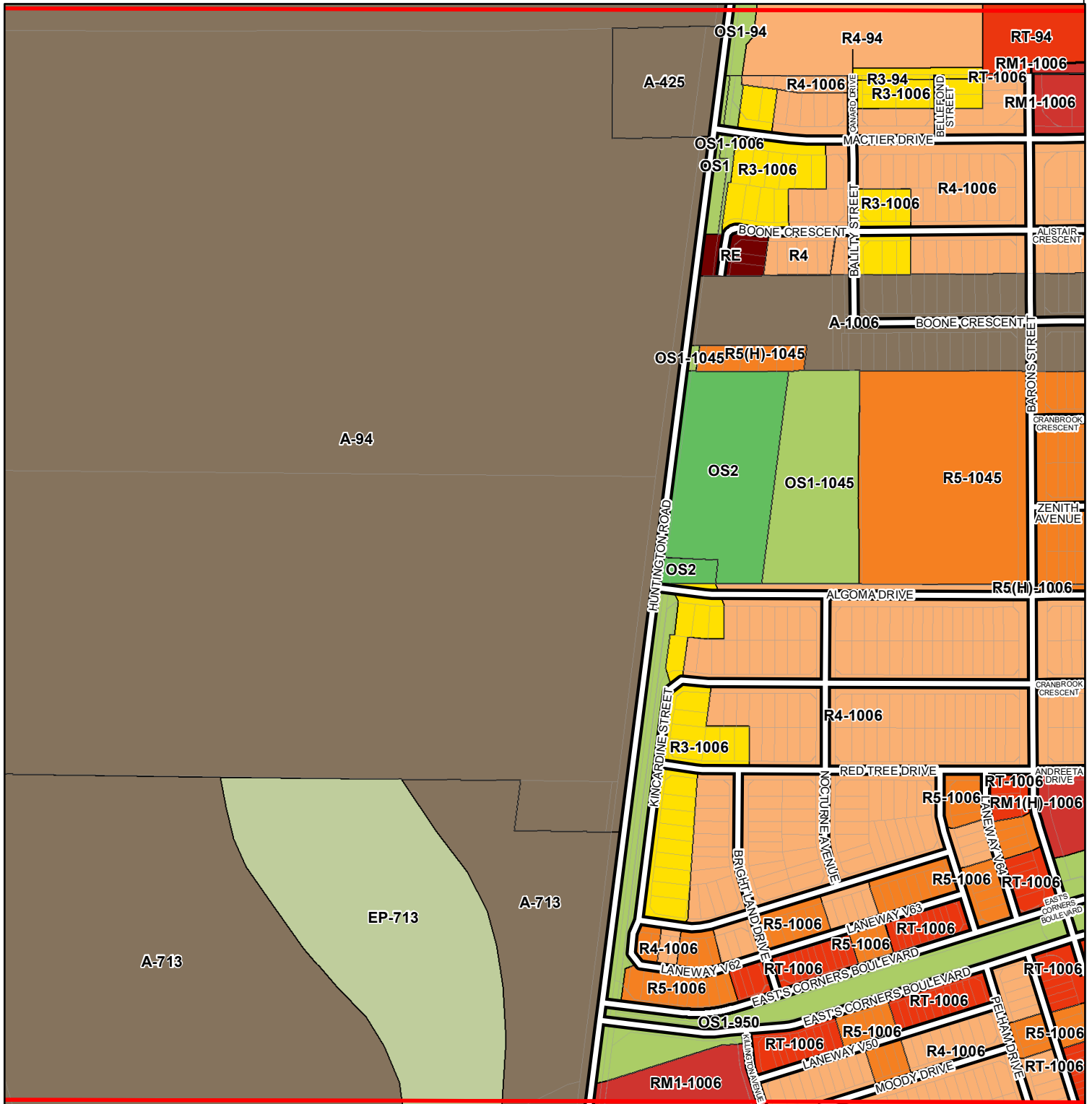
SIGNING OFFICERS

 MAYOR

 CLERK

Zoning By-law 001 - 2021

Schedule A | Map 174



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RT1 (Townhouse Residential)
- RT2 (Townhouse Residential)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RM3 (Multiple Residential Zone 3)

Commercial Zones

- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

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135	136	137	138		

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Final: June, 2023

THIS IS SCHEDULE '3'
TO BY-LAW 093-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.001
 LOCATION: Part of Lot 25, Concession 9
 APPLICANT: Nashville Ten Acres Developments Inc. and
 Nashville Developments (Barons) Inc.
 CITY OF VAUGHAN

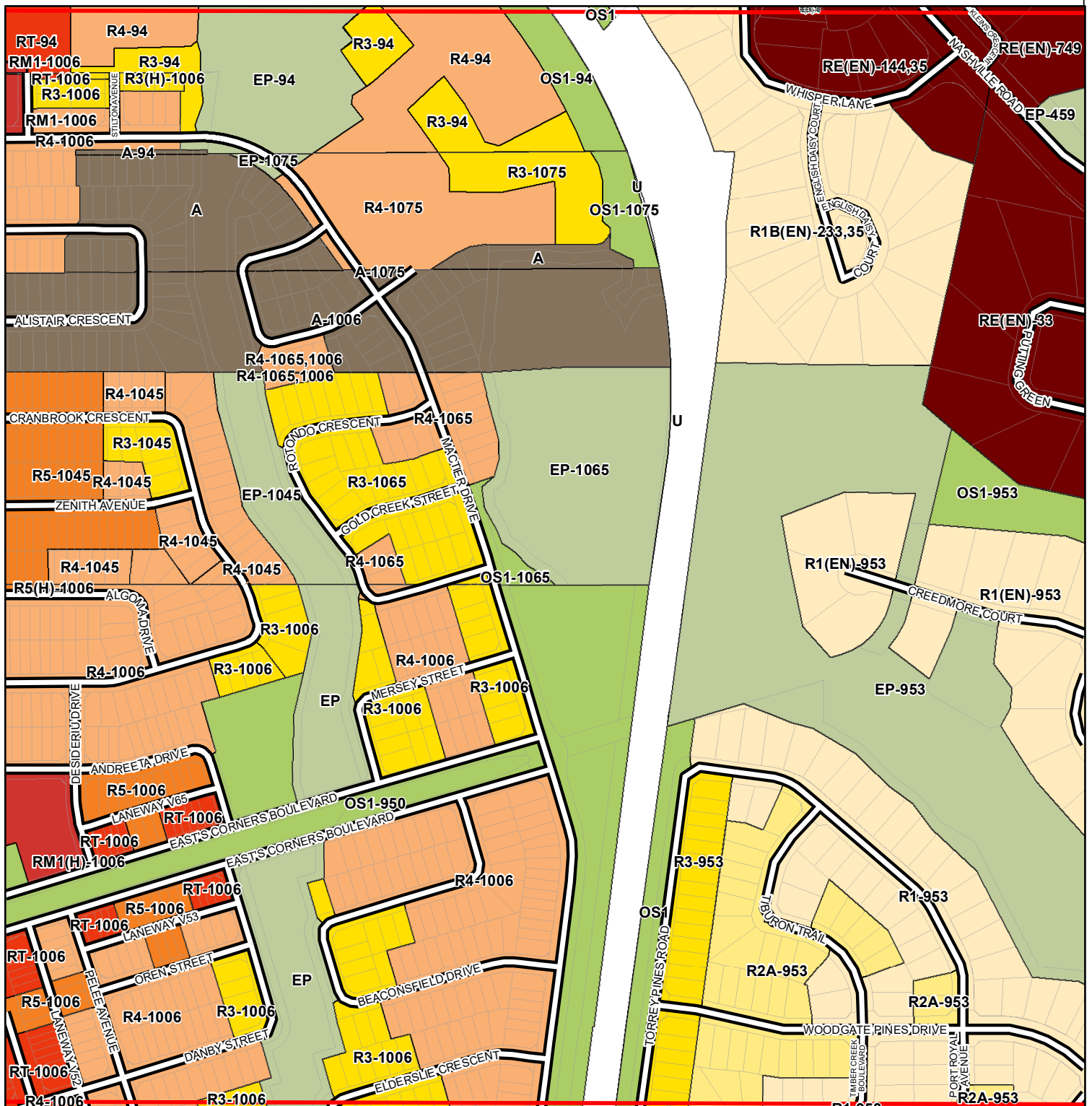
SIGNING OFFICERS

 MAYOR

 CLERK

Zoning By-law 001 - 2021

Schedule A | Map 175



<p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zones) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RT1 (Townhouse Residential) RT2 (Townhouse Residential) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RM3 (Multiple Residential Zone 3) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) <p>Other Zones</p> <ul style="list-style-type: none"> CMU (Community Commercial Mixed-Use Zone) EMU (Employment Commercial Mixed-Use Zone) KMS (Main Street Mixed-Use - Kleinburg Zone) MMS (Main Street Mixed-Use - Maple Zone) WMS (Main Street Mixed-Use - Woodbridge Zone) I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone) <p>These Lands shall not be subject to Zoning By-law 001-2021</p>	<table border="1"> <tr><td>213</td><td>214</td><td>215</td><td>216</td><td>217</td></tr> <tr><td>193</td><td>194</td><td>195</td><td>196</td><td>197</td></tr> <tr><td>173</td><td>174</td><td>175</td><td>176</td><td>177</td></tr> <tr><td>154</td><td>155</td><td>156</td><td>157</td><td>158</td></tr> <tr><td>135</td><td>136</td><td>137</td><td>138</td><td>139</td></tr> </table> <p>Final: June, 2023</p>	213	214	215	216	217	193	194	195	196	197	173	174	175	176	177	154	155	156	157	158	135	136	137	138	139
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THIS IS SCHEDULE '4'
TO BY-LAW 093-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.001
LOCATION: Part of Lot 25, Concession 9
APPLICANT: Nashville Ten Acres Developments Inc. and
Nashville Developments (Barons) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

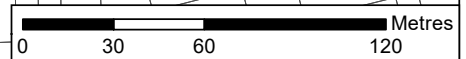
CLERK

BY-LAW NUMBER 093-2023

The lands subject to this By-law are located east of Huntington Road and north of Mactier Drive in Part of Lot 25, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from RM1(H) Multiple Unit Residential Zone with the addition of the Holding Symbol (H) and OS1 Public Open Space Zone to RM1 Multiple Unit Residential Zone to permit the development of 15, 2-storey street townhouse dwelling units.

The By-law also provides exceptions to the permitted uses, minimum lot frontage, front yard setback, rear yard setback, exterior side yard to a sight triangle and landscaped area, and maximum building height, lot coverage and encroachment of an unenclosed porch (covered or covered), including access stairs.



LOCATION MAP TO BY-LAW 093-2023

FILE: Z.22.001

LOCATION: Part of Lot 25, Concession 9

APPLICANT: Nashville Ten Acres Developments Inc. and
Nashville Developments (Barons) Inc.

CITY OF VAUGHAN



Subject Lands