

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 094-2023

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 RVM2 Residential Urban Village Multiple Dwelling Zone Two and OS2 Open Space Park Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two.
 - b) Deleting clause h) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“h) Subsection 4.1.7 respecting Uses Permitted, Subsection 4.21 respecting the Uses Permitted in a RVM2 Residential Urban Village Multiple Zone Two, Subsections 3.8 a), b) and c) respecting the Parking Requirements, Subsections 3.9 a), b) and d) respecting the Loading Space Requirements, Subsections 3.13 and 4.1.4 f) v) respecting the Minimum Landscaped Area, Subsection 4.1.4 b) respecting the Parking Areas for Multiple Dwellings, Subsection 4.1.5 respecting Home Occupation, Subsection 4.15.3 a), b), c) and d) respecting the Encroachment of Covered, Open and Unenclosed Porches, Subsection 4.22.2 respecting an Unenclosed Porch

(Covered or Uncovered), and Subsections 4.15.1 and 4.22.3 and Schedules “A1” and “A3” respecting Residential Zone Requirements for Block 1113, as shown on Schedule “E-1504”, Blocks 106 and 125, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D);”

c) Adding the following after sub-clause hi) h) in Paragraph B, Exception 9(1376):

“i) The following shall apply to Blocks 106 and 125, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)”:

- 1) The minimum lot frontage shall be 5.2 m for Unit 3, Block 2.
- 2) The minimum front yard setback shall be 4.2 m.
- 3) The minimum rear yard setback shall be 7 m except for Unit 3, Block 2 which shall be 5.2 m.
- 4) The maximum building height shall be 11.5 m.
- 5) 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.
- 6) The lot frontage for lots between 5.2 m and 11.99 m shall be comprised of a minimum of 30% landscaped front or exterior side yard with a minimum of 60% being soft landscaping.”

d) Deleting Schedule “E-1504(B)” and substituting therefor the Schedule “E-1504(B)” attached hereto as Schedule “1”

e) Deleting Schedule “E-1504(D)” and substituting therefor the Schedule “E-1504(D)” attached hereto as Schedule “2”

f) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”.

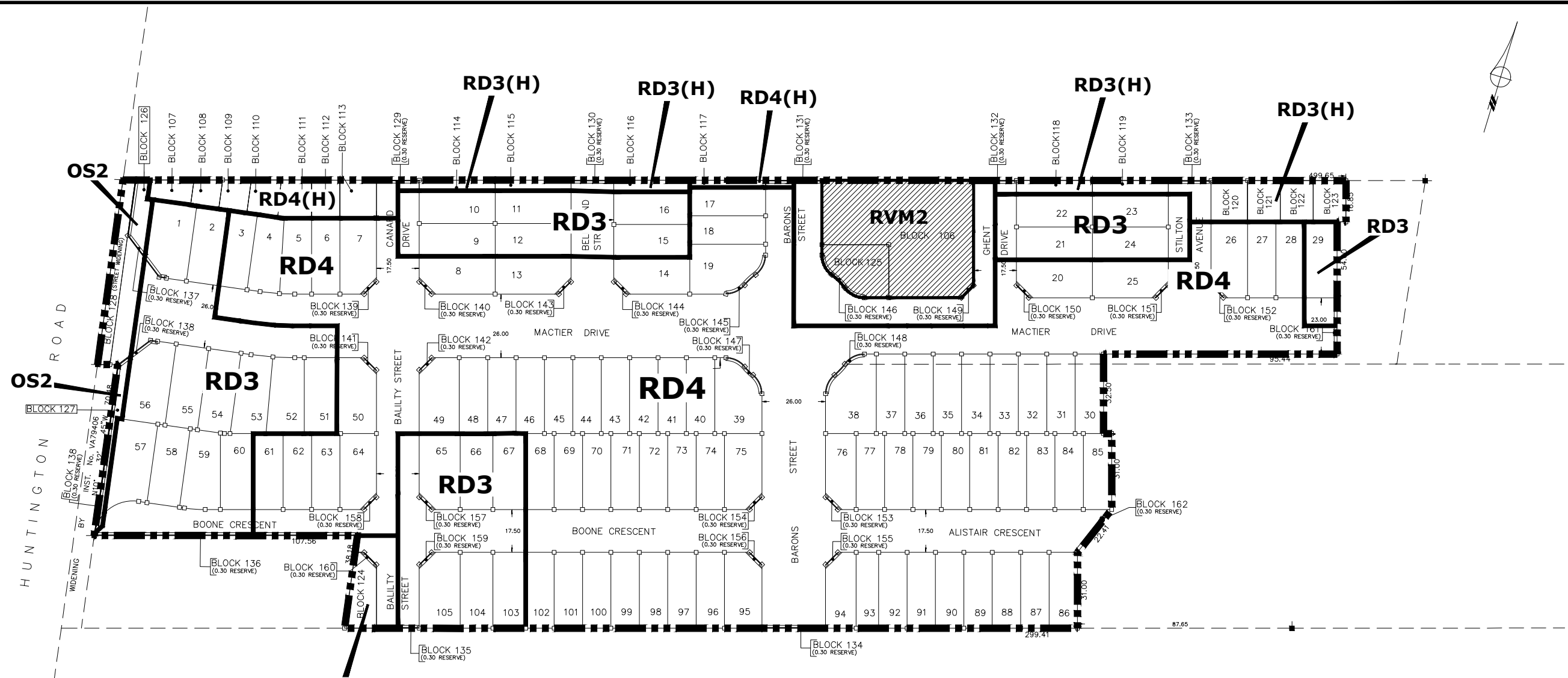
2. Schedules “1”, “2” and “3” shall be and hereby forms part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 25
of the Committee of the Whole
Adopted by Vaughan City Council on
June 20, 2023.



SUBJECT LANDS

THIS IS SCHEDULE 'E-1504(B)'
TO BY-LAW 1-88 SECTION 9(1376)

Not to Scale

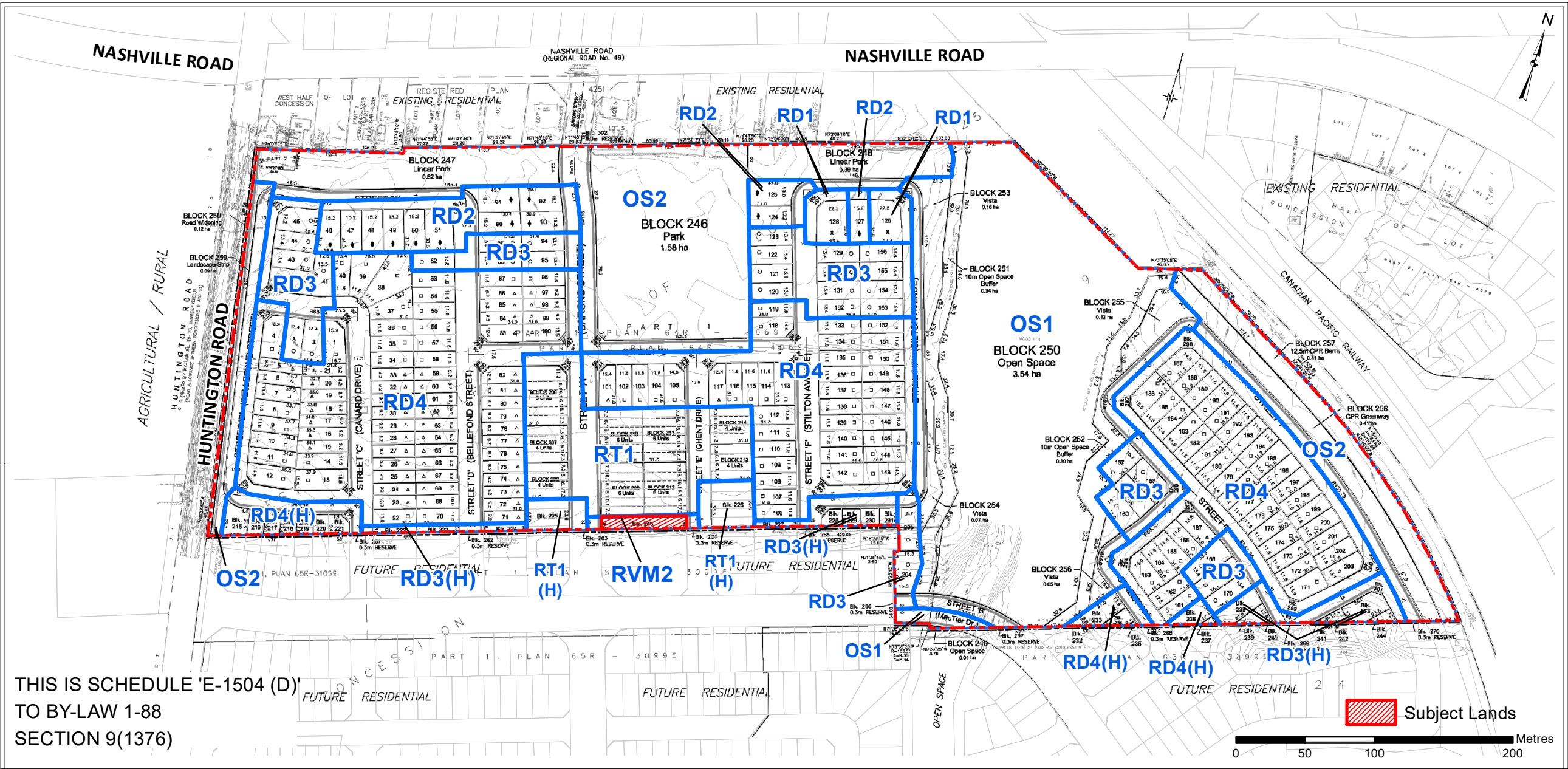
FILE: Z.22.001
 LOCATION: Part of Lot 25, Concession 9
 APPLICANT: Nashville Ten Acres Developments Inc. and
 Nashville Developments (Barons) Inc.
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 094-2023
 PASSED THE 20TH DAY OF JUNE, 2023

SIGNING OFFICERS

_____ MAYOR


_____ CLERK



THIS IS SCHEDULE 'E-1504 (D)'
 TO BY-LAW 1-88
 SECTION 9(1376)

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 094-2023
 PASSED THE 20TH DAY OF JUNE, 2023

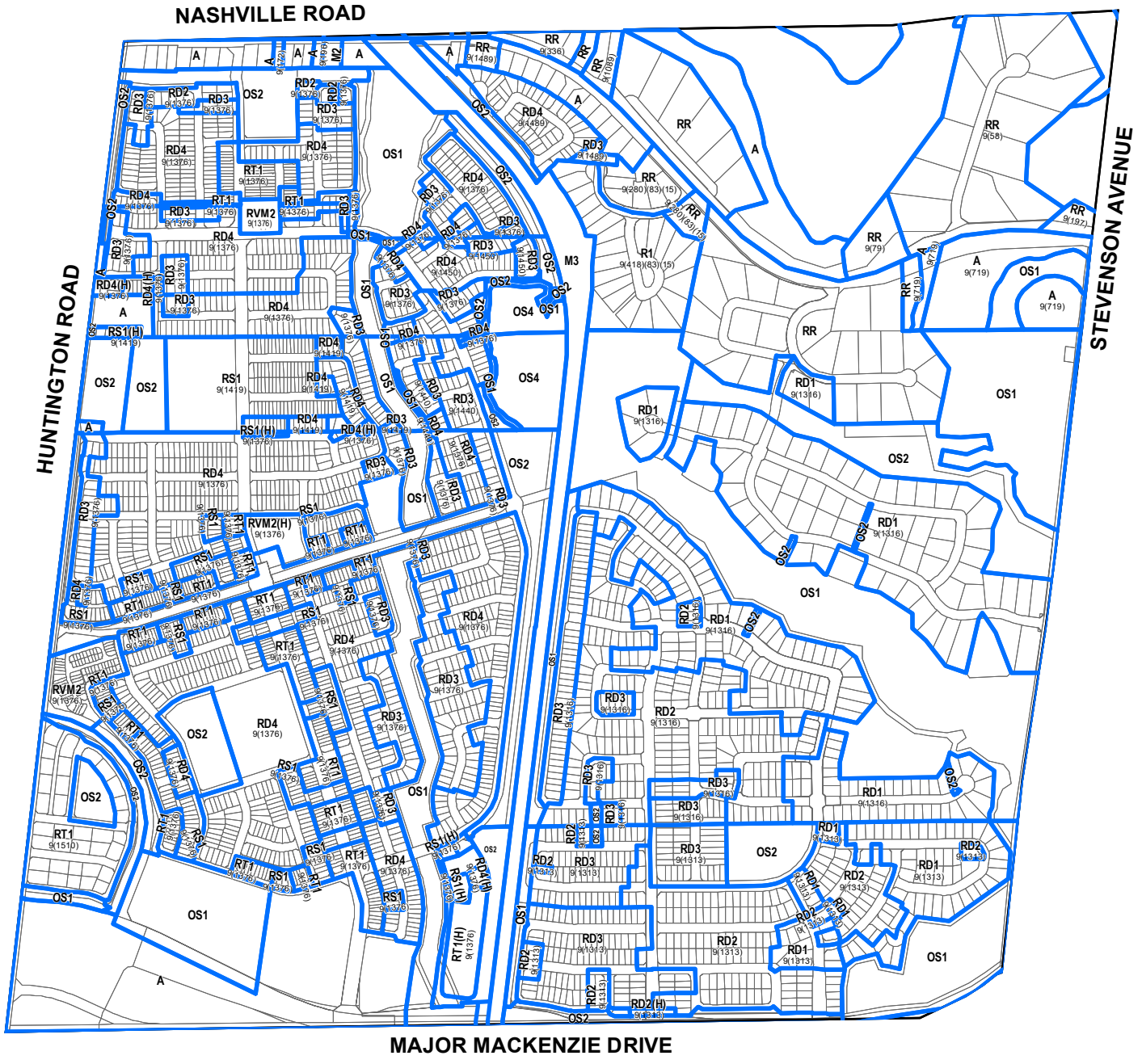
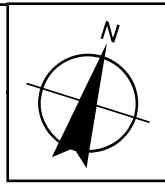
 Subject Lands



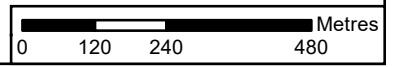
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 9E
BY-LAW 1-88**



**THIS IS SCHEDULE '3'
TO BY-LAW 094-2023
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

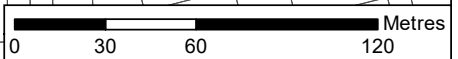
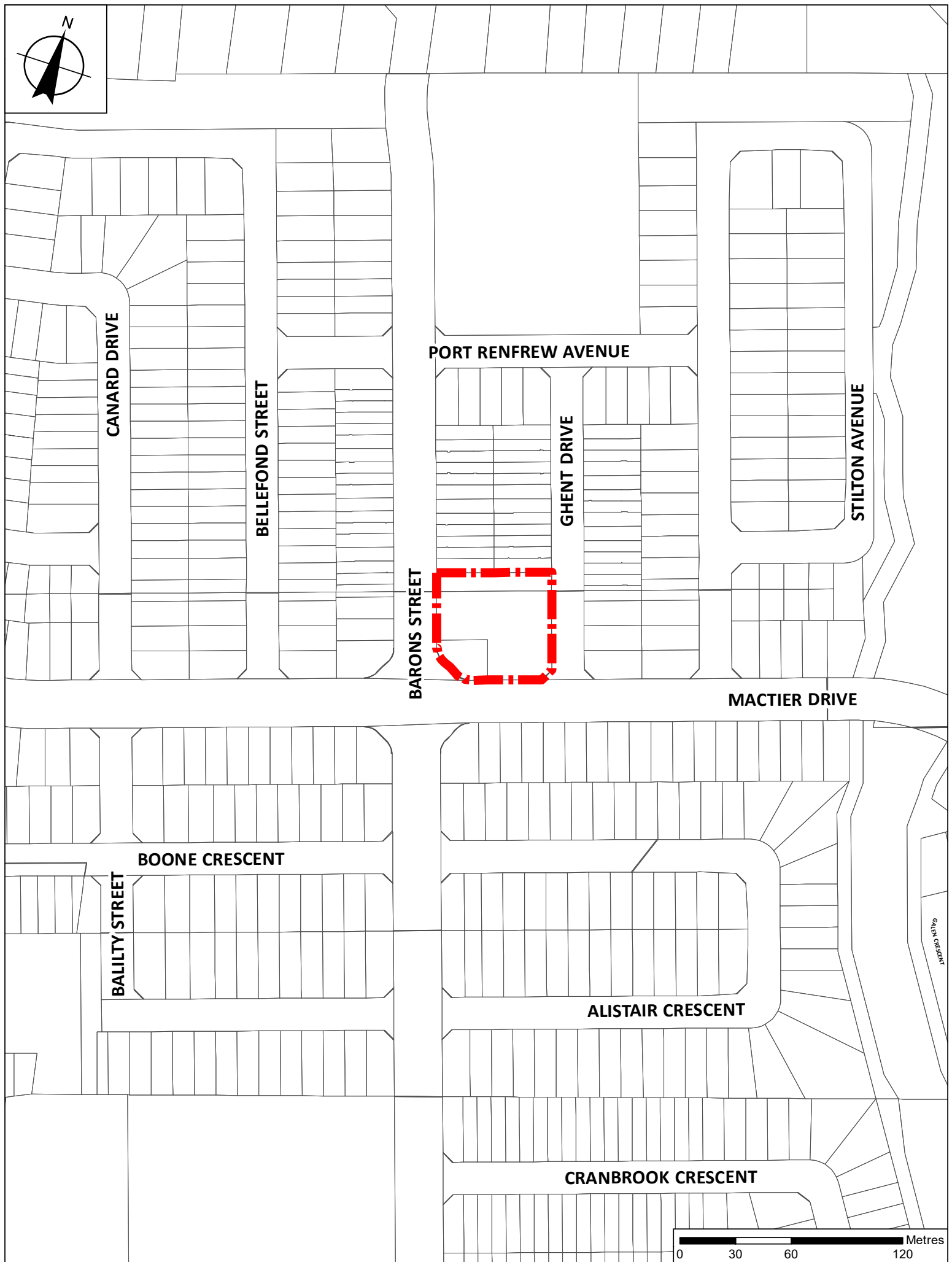
CLERK

BY-LAW NUMBER 094-2023

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 RVM2 Residential Urban Village Multiple Dwelling Zone Two and OS2 Open Space Park Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two to permit the development of 15, 2-storey street townhouse units.

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



LOCATION MAP TO BY-LAW 094-2023

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