

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 105-2023

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 “R1 Residential Zone” to “R5(H) Residential Zone” with the Holding Symbol “(H)”, and with site-specific exceptions, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1568) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on schedule “E- 1700” until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*.

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the of the enactment of the By-law.
 - ii) Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent on the following condition being satisfied:
 - a) 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;

- B. Notwithstanding the provisions of:
- a) Subsection 2.0 respecting “Definitions” of an “Accessory Building”, “Lot”, “Street Line”, and “Street” and Subsection 3.21 respecting “Frontage on a Public Street”;
 - b) Subsection 3.8, Paragraph a) and g) respecting Parking Requirements and a joint ingress/ egress driveway access;
 - c) Subsection 3.13 respecting Minimum Landscaped Area and required landscaped buffers;
 - d) Subsection 3.14, Paragraph a) c) and h) respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 3.16, Paragraph b) respecting Accessory Uses, Buildings and Structures;
 - f) Subsection 4.1.1, Paragraph a) and c) respecting Accessory Buildings and Structures;
 - g) Subsection 4.1.2, Paragraph a) respecting the Minimum Soft Landscaped Area;
 - h) Subsection 4.1.4 f) respecting Parking and Access Requirements for Dimensions for Dimensions of Driveways:
 - i) Subsection 4.1.9, respecting Residential Zone Requirements and Schedule “A”;
 - j) Subsection 4.7 respecting Permitted Uses in the R5 Residential Zone and Schedule “A” respecting the minimum zone standards in the R5 Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1700”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) **ACCESSORY BUILDING** – Means subordinate building or structure, whether separate or attached,

located on the same lot as the main building or on an adjacent lot, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.

- ii) LOT- means a parcel of land fronting on a public or private street;
 - iii) STREET - Means a street or private road under the jurisdiction of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit owners under an agreement with the City;
 - iv) STREET LINE - Means the dividing line between a lot and Keele Street for Blocks 1, 2 (Semi-Detached Dwelling Units 1 to 6), and 3 (Semi-Detached Dwelling Units 7 to 10); and means the dividing line between a private common element condominium road for Blocks 4 (Garage Units 1 to 6 and the garage unit for 9697 Keele Street) and 5 (Garage Units 7 to 10);
- a ii) Subsection 3.21 shall not apply and frontage on a street shall be as follows:
- i) The existing detached heritage dwelling at 9697 Keele Street, as shown on Schedule "1" shall be permitted to have a 2-car garage located at the north end of Block 4, and the garage shall be accessed from a privately owned and maintained common element condominium road that also provides access to the semi-detached dwelling units in Blocks 2 and 3 and the respective rear garages in Blocks 4 and 5.
 - ii) Semi-detached dwelling units on Blocks 2 and 3 shall be accessed from a privately owned

and maintained common element

condominium road that also provides access to the corresponding rear garages for these units within Blocks 4 and 5;

- bi) A minimum of 3 visitor parking spaces (including 1 Barrier Free space) shall be provided and included in the privately owned and maintained common element condominium;
- bii) A total of 22 residential parking spaces shall be provided as follows:
 - i) 2 parking spaces per semi-detached unit on Blocks 2 and 3 shall be provided within garage units located within Blocks 4 and 5.
 - ii) 2 parking spaces for the existing detached heritage dwelling at 9697 Keele Street on Block 1, shall be provided, within 1 garage unit located in Block 4, to provide off-site parking for the exclusive use of 9697 Keele Street, and access easements maybe required;
 - iii) The minimum width of the joint ingress/egress access driveway from Keele Street shall be 6 m;
- ci) No minimum soft landscaping requirements shall apply to the garage units within Blocks 4 and 5;
- cii) The landscape strip provided along the front street line, for the purposes of this section, shall permit walkway connections to Keele Street, which shall be considered to be landscaping and permitted to encroach into the required landscape strip. The minimum width of the landscape strip shall be:
 - 1 m – for the existing detached heritage dwelling unit on Block 1;
 - 1 m – for the semi-detached dwelling units on Blocks 2 and 3;
- di) The maximum permitted encroachment for an External Wall

Mounted Air Conditioner into the both the required interior and exterior side yard for shall be 0.6 m;

- dii) The maximum permitted encroachment of an eave into a required yard shall be 0.7 m;
- diii) The maximum permitted encroachment for an exterior stairway or unexcavated, unenclosed covered porch into the required front yard shall be 1.8 m;
- ei) Section 3.16 b) shall not apply to the setbacks for the accessory detached 2-car garage on Block 4, for the exclusive use for the existing heritage dwelling on Block 1. The existing garage and driveway on Block 1 shall be removed;
- eii) Section 3.16 b) shall not apply to the garage units for the semi-detached dwelling units in Blocks 4 and 5;
- fi) A maximum lot coverage of 100%, shall be permitted for garage units on Block 4 (which includes the garage unit provided for the heritage dwelling at 9697 Keele Street), and garage units on Block 5;
- fii) The maximum building height of the garage units shall be 4 m measured from average finished grade to the highest point of the roof;
- gi) A minimum of 41% soft landscaping within the front and exterior side yard shall be provided for the semi-detached units within Blocks 2 and 3;
- gii) No minimum percentage of soft landscaping or hard landscaping is required for garage units within Blocks 4 and 5;
- hi) The minimum driveway width shall be 6 m;
- ii) The following uses shall be permitted:
 - existing single detached heritage dwelling unit on Block 1 with the accessory detached 2-car garage located within Block 4, and accessed by a private common element

condominium road;

- semi-detached dwellings (10-units) within Blocks 2 and 3 on freehold lots with the accessory detached garage units located within Blocks 4 and 5, accessed by a private common element condominium road;

iii) The minimum lot frontage shall be:

- 6.5 m for semi-detached units in Blocks 2 and 3 and,
- 5.6 m for garage units in Blocks 4 and 5;

iii) The minimum lot area shall be:

- 110 m² for semi-detached units in Blocks 2 and 3 and,
- 35 m² for garage units in Blocks 4 and 5;

iv) The minimum front yard setback shall be:

- 0 m to a garage unit within Block 4 fronting onto a condominium road, used for the existing heritage dwelling in Block 1;
- 2.2 m for semi-detached units within Blocks 2 and 3 (Keele Street);
- 0 m to garage units on the common element condominium road within Blocks 4 and 5;

iv) The minimum rear yard setback shall be:

- 3.75 m to existing heritage dwelling on Block 1;
- 0.4 m to common element condominium road for semi-detached units on Blocks 2 and 3;
- 0 m to common element road on garage units on Blocks 4 and 5;

iv) The minimum interior side yard setback shall be:

- 1.2 m to the existing dwelling on Block 1;
- 0.4 m to the semi-detached units on Blocks 2 and 3;
- 0.0 m between the garage units on Blocks 4 and 5;
- No minimum interior side yard setback shall be required between attached pair of dwelling units or attached garage

unit;.

ivii) The minimum setbacks to the garage units on Blocks 4 and 5 shall be:

- 1.2 m to the existing east property line at the rear of the garage units on Block 4;
- 1.2 m to the north interior side yard for Block 4;.
- 0.6 m to the south interior side yard for Block 5;
- And side and rear yards for the garage units in Blocks 4 and 5 shall be maintained as landscape areas;

iviii) The minimum exterior side yard setback shall be:

- 1.2 m to the semi-detached units on Blocks 2 and 3;
- 0 m to the site triangle;

iiix) The maximum lot coverage shall be:

- 65% for the semi-detached units on Blocks 2 and 3;
- 100% for the garage units, on Blocks 4 and 5;

ix) The maximum building height shall be:

- 9.5 m for all semi-detached dwelling units with gable, hip or gambrel roof;
- 10.8 m for all semi-detached dwelling units with mansard roofs

c) Adding Schedule "E-1700" attached hereto as Schedule "1".

d) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule "2".

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

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

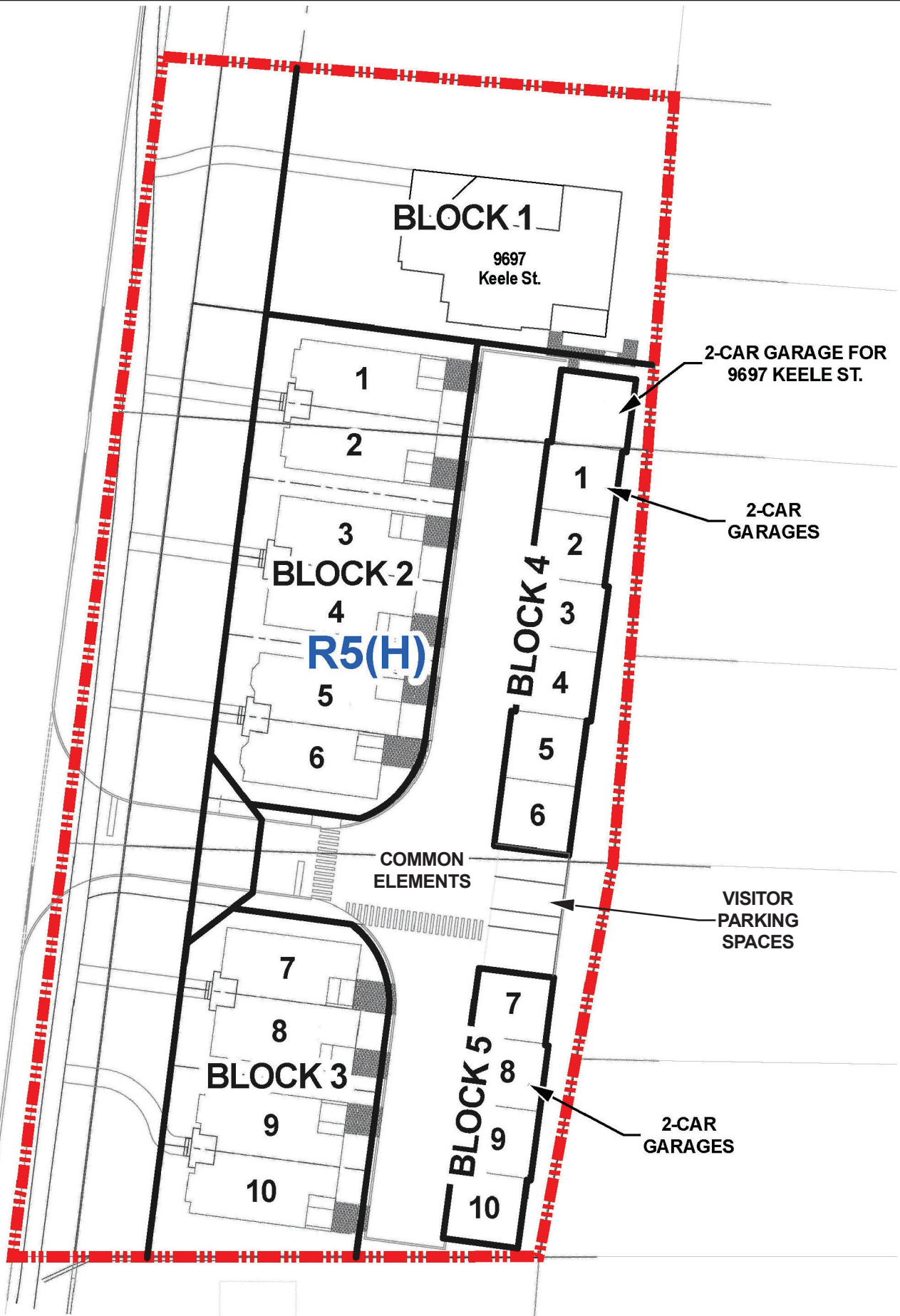
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.1 of Report No.20
of the Committee of the Whole
Adopted by Vaughan City Council on May 16, 2023



KEELE STREET

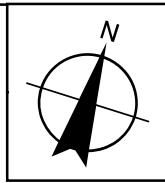


THIS IS SCHEDULE 'E-1700'
 TO BY-LAW 1-88
 SECTION 9(1568)

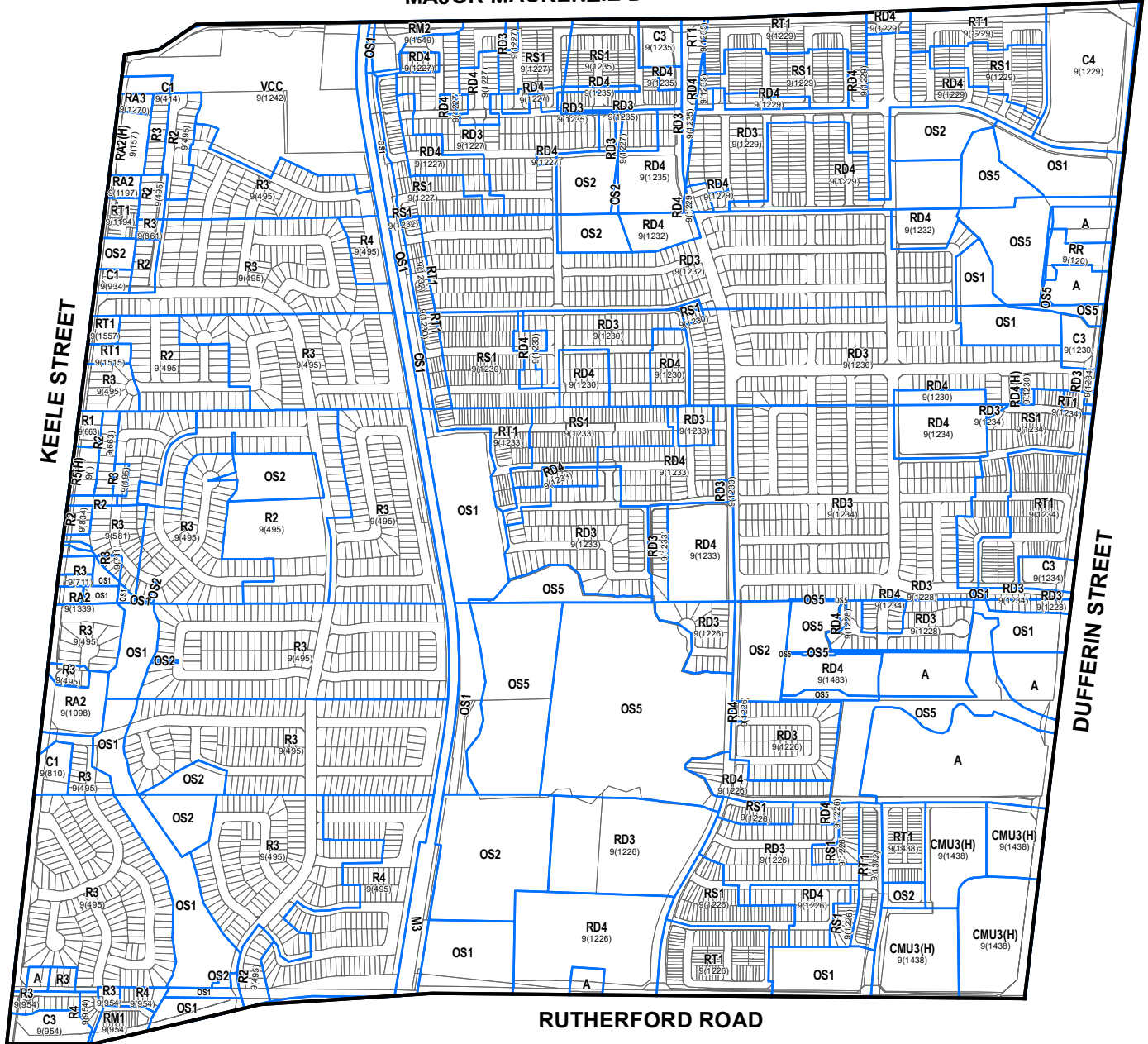


THIS IS SCHEDULE '1'
 TO BY-LAW 105-2023
 PASSED THE 20TH DAY OF JUNE, 2023

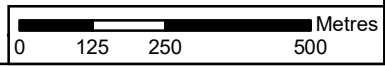
FILE: Z.20.025
RELATED FILES: DA.20.044, 19T-20V003, 19CDM-20V007
LOCATION: Part of Lot 18, Concession 3
 9675, 9687, 9697 Keele Street
APPLICANT: 2777100 Ontario Inc.
CITY OF VAUGHAN



MAJOR MACKENZIE DRIVE



**KEY MAP 3D
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 105-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.20.025
RELATED FILES: DA.20.044, 19T-20V003, 19CDM-20V007
LOCATION: Part of Lot 18, Concession 3
9675, 9687, 9697 Keele Street
APPLICANT: 2777100 Ontario Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

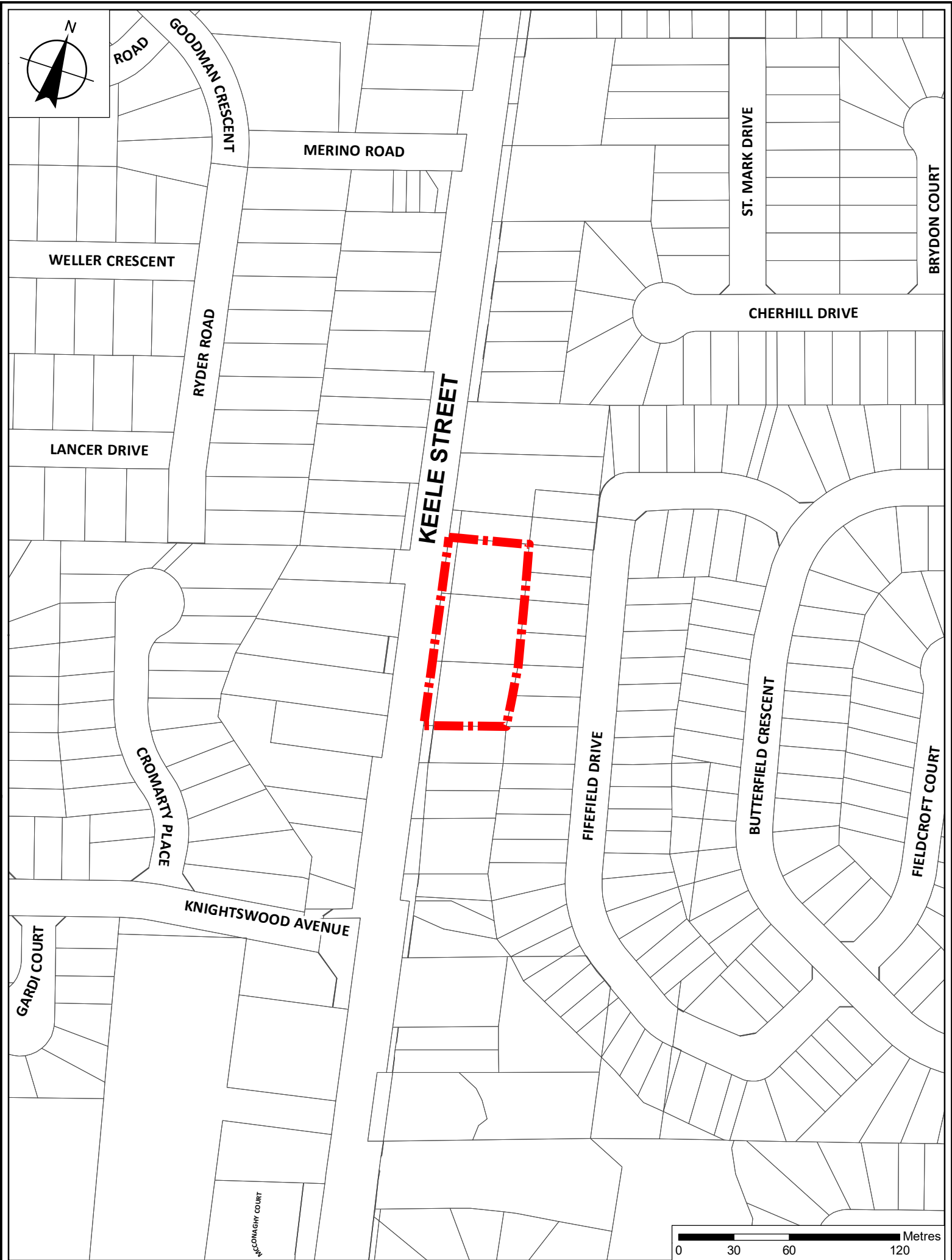
CLERK

SUMMARY TO BY-LAW 105-2023

The lands subject to this By-law are located on the east side of Keele Street at 9675, 9687 and 9697 Keele Street in the vicinity of Keele Street and Barrhill Road, being Part of Lot 18, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “R1 Residential Zone” to “R5 Residential Zone” with the Holding Symbol “(H)”. The by-law also provides site-specific zoning exceptions to the “R5 Residential Zone” in order to facilitate the development of freehold 5-semi-detached buildings (10-dwelling units) served by a privately owned and maintained common element condominium road providing access to visitor parking spaces, walkways, mailboxes, and the rear detached garages for the semi-detached dwellings, and also providing a new garage within Block 4, for the existing heritage dwelling located in Block 1. Access easements may be required to permit access to the new garage for the heritage dwelling.

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 105 - 2023

FILE: Z.20.025

RELATED FILES: DA.20.044, 19T-20V003, 19CDM-20V007

LOCATION: Part of Lot 18, Concession 3

9675, 9687, 9697 Keele Street

APPLICANT: 2777100 Ontario Inc.

CITY OF VAUGHAN



Subject Lands