

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 217-2023**

**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 not in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform;

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**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 Schedule “1” attached hereto from the A, Agriculture Zone to the R2A(H) Second Density Residential, R3A(H) Third Density Residential, R4(H) Fourth Density Residential, R4A(H) Fourth Density Residential, RT1(H) Townhouse Residential Zones, all with the Holding Symbol “(H)”, and the OS1 Public Open Space and OS2 Private Open Space Zones in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1161, as follows:

Exception Number 1161	Municipal Address: 11363 Highway 27 Part of Lot 30, Concession 8
Applicable Parent Zone: R2A, R3A, R4, R4A, RT1	
Schedule A Reference: 236 and 237	
By-law 217-2023	

14.1161.1 Permitted Uses

1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figure “E-1730”:

- 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 By-law 001-2021; and
- b. The Holding Symbol “(H)” shall not be removed until such time as:
  - i. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
  - ii. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (KSPS), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
  - iii. The Owner shall ensure that the water services are fully operational and commissioned in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
  - iv. External lands are required to provide service and access to the subject lands, therefore, the following conditions must be satisfied:
    - a) The Owner shall enter into a Developers’ Group Agreement, or provide acknowledgement from the other land owners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
    - b) The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost

Sharing Agreement, to the satisfaction of the Development Engineering Department; and

- c) The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or frontend the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
- v. The Owner shall provide an updated functional design prior to the submission of detailed engineering drawings of the Street A & Kirby Road intersection which ensures safe and functional access to the satisfaction of the Development Engineering Department.

#### 14.1161.2 Lot and Building Requirements

1. The following lot and building requirements shall apply to the lands zoned R2A Second Density Residential Zone, as shown on Figure "E-1730":
  - a. The minimum required yards shall be:
    - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
    - ii. Exterior Side Yard = 2.4 m
    - iii. Sight Triangle = 1.2 m
  - b. The maximum building height shall be 11 m.
2. The following lot and building requirements shall apply to the lands zoned R3A Third Density Residential Zone, as shown on Figure "E-1730":
  - a. The minimum required yards shall be:
    - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
    - ii. Interior Side Yard = abutting a non-residential use including a walkway, buffer block or stormwater management pond shall be 2.4 m
    - iii. Exterior Side Yard = 2.4 m
    - iv. Sight Triangle = 1.2 m
  - b. The maximum building height shall be 11 m.
3. The following lot and building requirements shall apply to the lands zoned R4 Fourth Density Residential Zone, as shown on Figure "E-1730":
  - a. The minimum required yards shall be:
    - i. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
    - ii. Exterior Side Yard = 2.4 m

iii. Sight Triangle = 1.2 m

b. The maximum driveway width shall be 6.1 m for lots with a lot frontage of 11.6 m or greater

4. The following lot and building requirements shall apply to the lands zoned R4A Fourth Density Residential Zone, as shown on Figure "E-1730":

a. The lot will be accessed by a rear lane.

b. The minimum lot frontage shall be 8 m.

c. The minimum lot area shall be 215 m<sup>2</sup>.

d. The minimum required yards shall be:

i. Front Yard = 2 m

ii. Interior Side Yard = 1.2 m but may be reduced to 0.6 m on one side where the abutting side yard is 0.6 m or greater

iii. Sight Triangle = 1.2 m

iv. Rear Yard = 0.6 m

v. The minimum distance between an Attached Rear Yard Garage and the rear wall of the main dwelling shall be 4.5 m

e. The maximum lot coverage shall be 75%.

f. The maximum building height shall be 12.5 m.

g. The maximum building height of an Attached Rear Yard Garage shall not exceed the height of the main dwelling.

h. No maximum driveway width shall apply to driveways located in the rear yard and accessed by a lane.

5. The following lot and building requirements shall apply to the lands zoned RT1 Townhouse Residential Zone, as shown on Figure "E-1730":

a. The minimum required yards shall be:

i. Front Yard = 3 m

ii. Sight Triangle = 1.2 m

b. The maximum lot coverage shall be 60%.

c. The following residential accessory structure permissions shall apply:

i. The maximum gross floor area shall not exceed 6 m<sup>2</sup>

ii. The minimum interior side yard shall be 0.6 m

iii. The maximum building height shall be 4.5 m

iv. The maximum encroachment into an interior side yard or exterior side yard for an eave or gutter shall not exceed 0.3 m

#### 14.1161.3 Other Provisions

1. The following definitions shall apply to the lands zoned R4A Fourth Density Residential Zone:

a. An Attached Rear Yard Garage - Means a private garage which is accessed from the rear of a lot via a lane and is connected to the main dwelling with an Attachment. An Attached Rear Yard Garage may have part of the main dwelling unit or a secondary suite above the main level; and

<p>b. An Attachment - Means a covered and enclosed one or two-storey living space beside an outdoor <u>amenity area</u> connecting a <u>private garage</u> accessed by a <u>lane</u> to the main dwelling. The width of an Attachment shall not exceed 50% of the <u>lot frontage</u>.</p>
<p>14.1161.4    Figures</p>
<p>Figure E-1730</p>

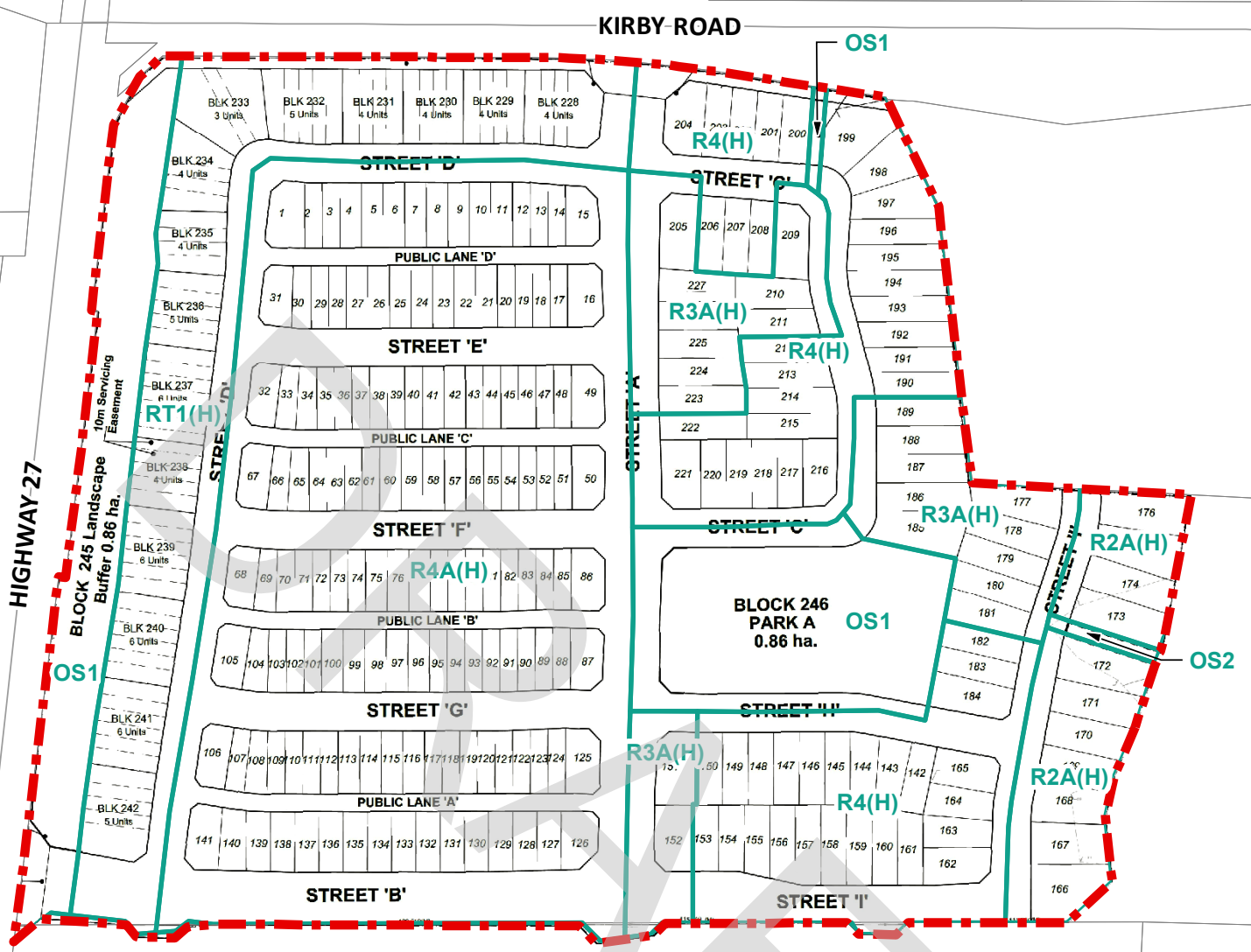
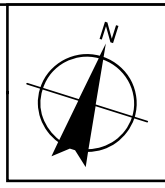
- a) Adding a new Figure E-1730 in Subsection 14.1161 attached hereto as Schedule “1”.
  - b) Deleting Map 236 in Schedule A and substituting therefore Map 236 attached hereto as Schedule “2”.
  - c) Deleting Map 237 in Schedule A and substituting therefore Map 237 attached hereto as Schedule “3”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 12<sup>th</sup> day of December, 2023.

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Steven Del Duca, Mayor

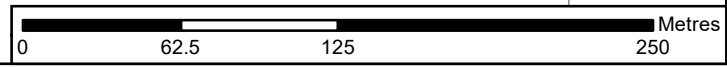
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Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 48 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 12, 2023.  
City Council voted in favour of this by-law on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023.**



This is Figure 'E-1730'  
 To By-Law 001-2021  
 Section 14.1161

 Subject Lands



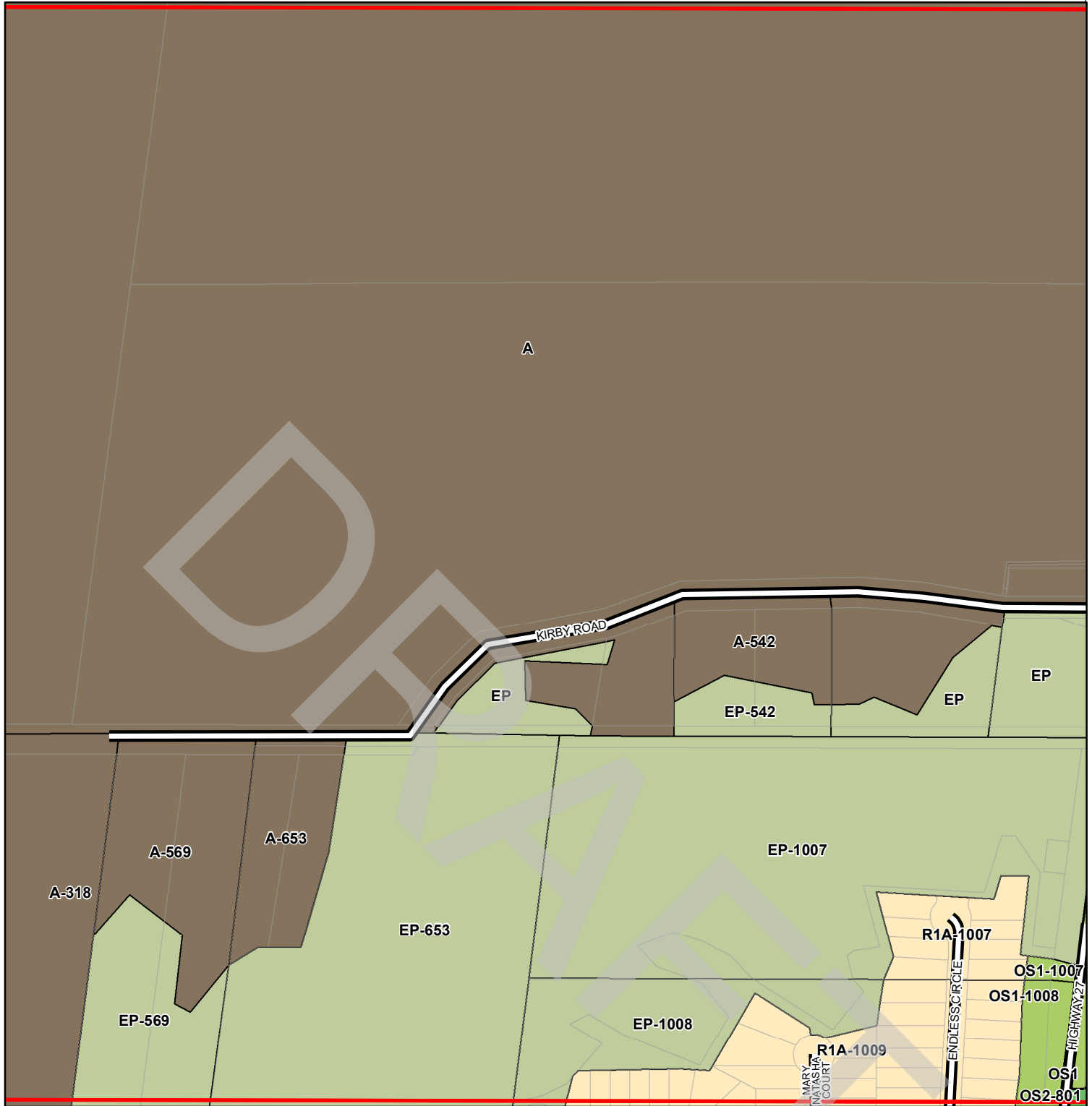
This is Schedule '1'  
 To By-Law 217-2023  
 Passed the 12th Day of December, 2023

**File:** Z.22.029 and 19T-22V006  
**Location:** 11363 Highway 27  
 Part of Lot 30, Concession 8  
**Applicant:** Copper Kirby Developments Limited  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 236



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

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

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- 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)

**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

274	275	276	277	278
254	255	256	257	258
234	235	236	237	238
214	215	216	217	218
194	195	196	197	198

November 2023

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**THIS IS SCHEDULE '2'  
TO BY-LAW 217-2023  
PASSED THE 12TH DAY OF DECEMBER, 2023**

**File:** Z.22.029 and 19T-22V006  
**Location:** 11363 Highway 27  
 Part of Lot 30, Concession 8  
**Applicant:** Copper Kirby Developments Limited  
**City of Vaughan**

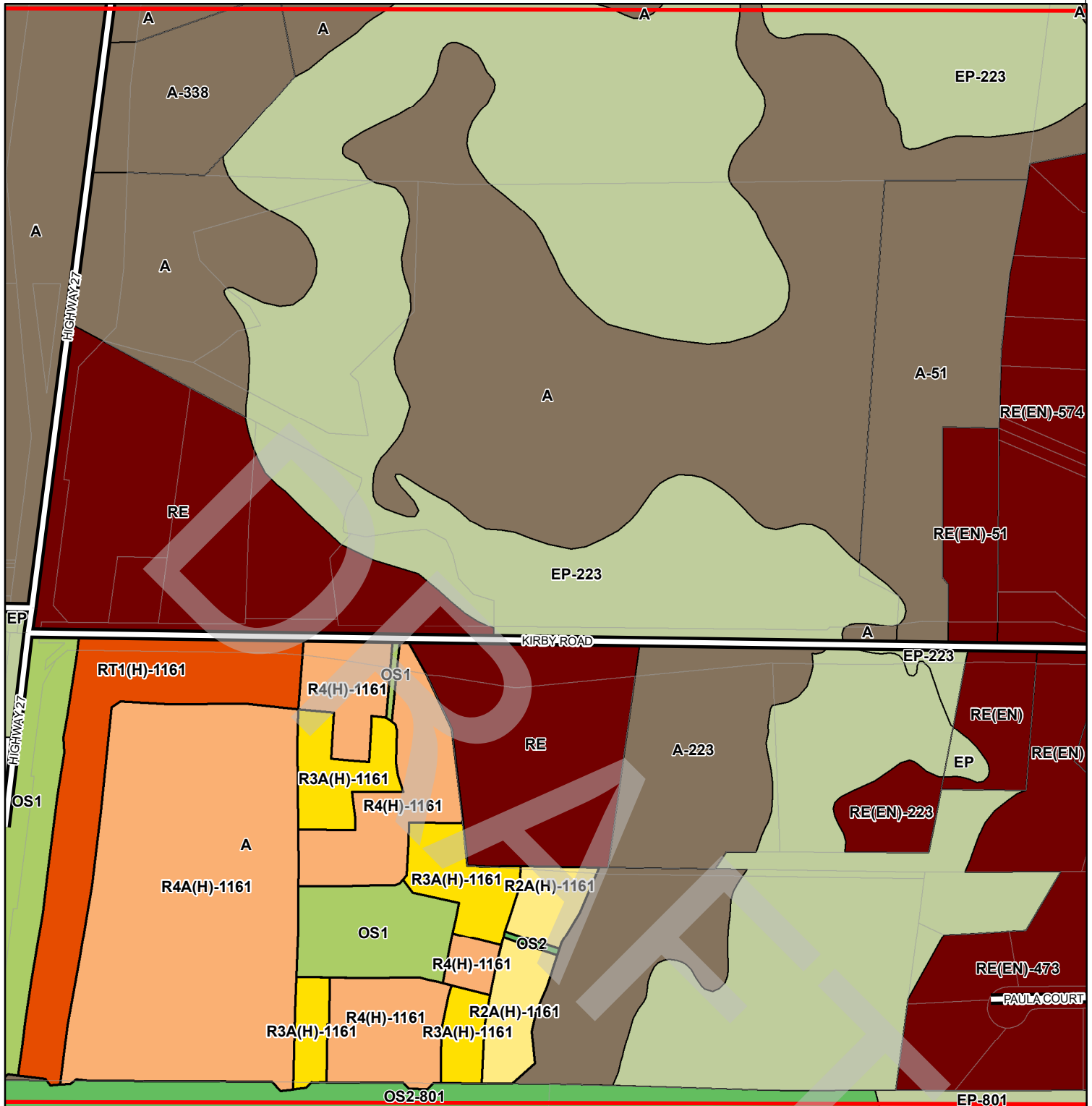
**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 237



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

- Residential Zones**
- R1 (First Density Residential Zone)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - R5 (Fifth Density Residential Zone)
  - RT (Townhouse Residential)
  - RT1 (Townhouse Residential Zone)
  - RT2 (Townhouse Residential Zone)
  - RM1 (Multiple Unit Residential Zone)

- 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)

- Employment Zones**
- EM1 (Prestige Employment Zone)
  - EM2 (General Employment Zone)
- Other Zones**
- EM3 (Mineral Aggregate Operation Zone)
  - GMU (General Mixed-Use Zone)
  - 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)

- 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

1:5,000

November 2023

275	276	277	278	279
255	256	257	258	259
235	236	237	238	239
215	216	217	218	219
195	196	197	198	199

THIS IS SCHEDULE '3'  
TO BY-LAW 217-2023  
PASSED THE 12TH DAY OF DECEMBER, 2023

File: Z.22.029 and 19T-22V006  
Location: 11363 Highway 27  
Part of Lot 30, Concession 8  
Applicant: Copper Kirby Developments Limited  
City of Vaughan

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



### **SUMMARY TO BY-LAW 217-2023**

The lands subject to this By-law are located at the southeast corner of Kirby Road and Highway 27, being Part of Lot 30, Concession 8, and municipally known as 11363 Highway 27, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands subject to this By-law from the A, Agriculture Zone to the R2A(H) Second Density Residential, R3A(H) Third Density Residential, R4(H) Fourth Density Residential, R4A(H) Fourth Density Residential, RT1(H) Townhouse Residential Zones, all with the Holding Symbol "(H)", and the OS1 Public Open Space and OS2 Private Open Space Zones. The amendment will permit the development of a residential draft plan of subdivision consisting of 227 single detached and 70 street townhouse units, and a public park.

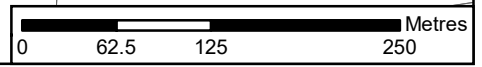
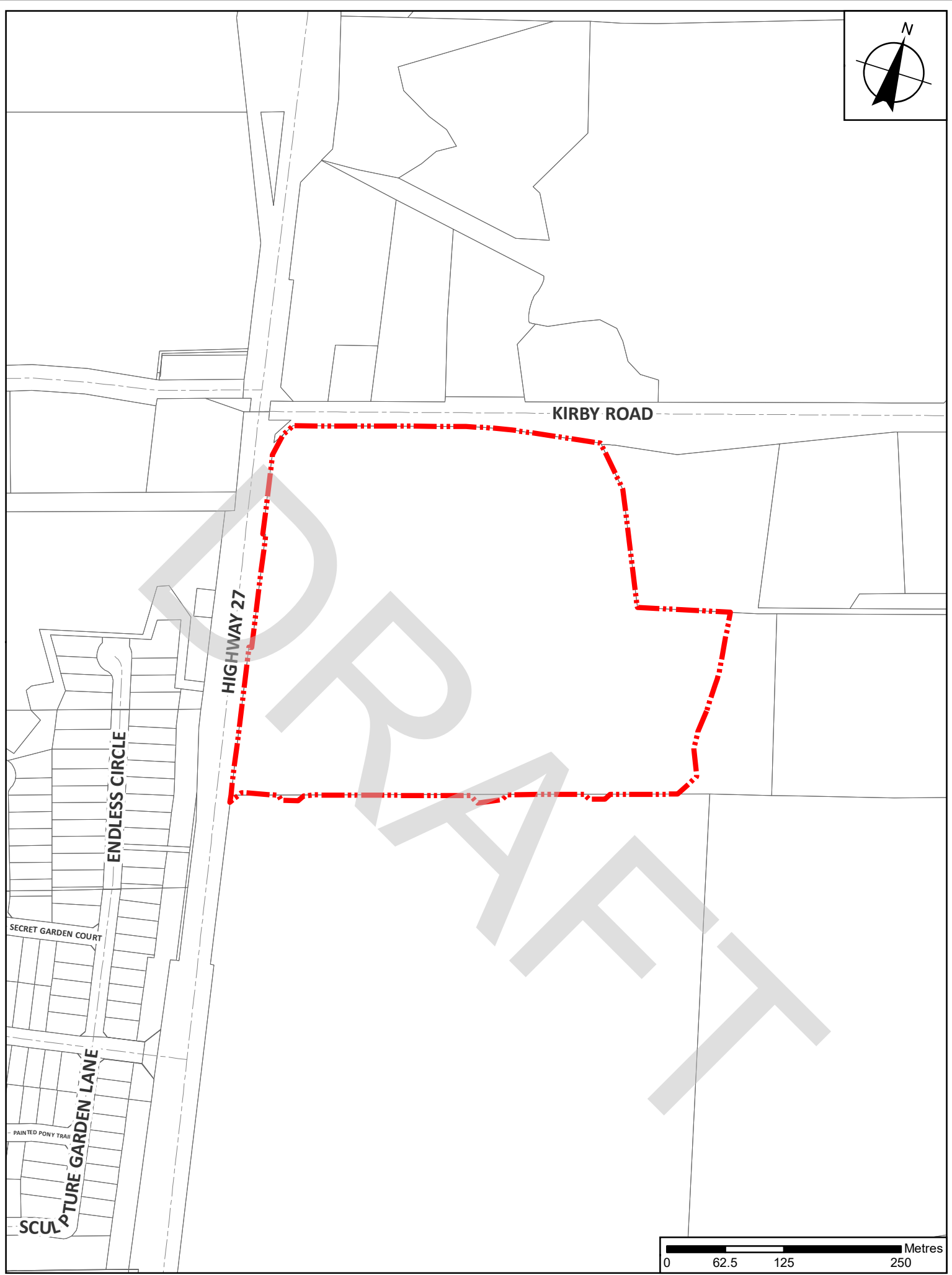
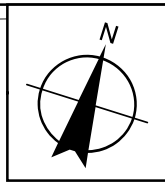
The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
- b. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station, is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
- c. The Owner shall ensure that the water services are fully operational and commissioned in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
- d. External lands are required to provide service and access to the subject lands, therefore, the following conditions must be satisfied:
  - i. The Owner shall enter into a Developers' Group Agreement, or provide acknowledgement from the other land owners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
  - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
  - iii. The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or frontend the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water

management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e. The Owner shall provide an updated functional design prior to the submission of detailed engineering drawings of the Street A & Kirby Road intersection which ensures safe and functional access to the satisfaction of the Development Engineering Department.

DRAFT



# Location Map To By-Law 217-2023

**File:** Z.22.029 and 19T-22V006

**Location:** 11363 Highway 27

Part of Lot 30, Concession 8

**Applicant:** Copper Kirby Developments Limited

**City of Vaughan**



Subject Lands