

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 009-2022**

**A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal, and to repeal By-law 138-2019.**

The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as approved by the Ontario Land Tribunal Order, dated the 30th day of November 2021 (OLT File No. PL170640), attached as Attachment “1”, is designated as By-Law Number 009-2022.
2. THAT By-law Number 138-2019 be repealed in its entirety.

Enacted by City of Vaughan Council this 25<sup>th</sup> day of January, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** November 30, 2021

**CASE NO.:** PL170640

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Laurier Harbour (Keele) Inc.
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	"Low Rise Residential"
Proposed Designation:	To amend the policies in the Vaughan Official Plan 2010 regarding the design and compatibility criteria for new development in a "Community Area" in the "Low Rise Residential" designation respecting lot configuration and size, and the built form and physical character with the surrounding development
Purpose:	To permit the development of 19 three-storey freehold townhouse units to be served by a privately owned and maintained common element condominium road
Property Address/Description:	9560 & 9570 Keele Street/ Part of Lot 18, Concession 4, Part 1, 65R 34170, City of Vaughan and Part of Lot 18, Concession 4, Part 1, 65R 34161, City of Vaughan
Municipality:	City of Vaughan
Approval Authority File No.:	OP.15.008
OLT Case No.:	PL170640
OLT File No.:	PL170640
OLT Case Name:	Laurier Harbour (Keele) Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Laurier Harbour (Keele) Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Neglect of application by the City of Vaughan
Existing Zoning:	"R1 Residential Zone"

Proposed Zoning:	"RT1 Residential Townhouse Zone" with site-specific provisions to facilitate the redevelopment of the property
Purpose:	To permit the development of 19 three-storey freehold townhouse units to be served by a privately owned and maintained common element condominium road
Property Address/Description:	9560 & 9570 Keele Street/ Part of Lot 18, Concession 4, Part 1, 65R 34170, City of Vaughan and Part of Lot 18, Concession 4, Part 1, 65R 34161, City of Vaughan
Municipality:	City of Vaughan
Municipal File No.:	Z.15.034
OLT Case No.:	PL170640
OLT File No.:	PL170641

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Laurier Harbour (Keele) Inc.
Subject:	Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision
Purpose:	To permit the development of 19 three-storey freehold townhouse units to be served by a privately owned and maintained common element condominium road
Property Address/Description:	9560 & 9570 Keele Street/ Part of Lot 18, Concession 4, Part 1, 65R 34170, City of Vaughan and Part of Lot 18, Concession 4, Part 1, 65R 34161, City of Vaughan
Municipality:	City of Vaughan
Municipal File No.:	19T-15V014
OLT Case No.:	PL170640
OLT File No.:	PL170642

BEFORE:

M.A. SILLS	)	Tuesday, the 30 <sup>th</sup> day of
VICE-CHAIR	)	
	)	November, 2021

**THIS MATTER** having come on for a public hearing and the Tribunal having issued its Final Order on October 10, 2019 (the “Final Order”);

**AND THE TRIBUNAL** having received a letter, dated November 25, 2021, from the solicitor for Laurier Harbour (Keele) Inc., to jointly request with the consent of the City of Vaughan and the Regional Municipality of York that the Tribunal exercise its jurisdiction pursuant to Rule 24.4 of the Tribunal’s *Rules of Practice and Procedure* to issue an administrative correction to site-specific By-law 138-2019 for the purpose of:

- accounting for an inclusion of the 0.3 metre reserve dedication along Keele Street that the Regional Municipality of York request to be granted at the time of registration of the related plan of subdivision, and;
- accounting for two (2) additional changes sought to permit minor encroachment of external central air conditioning units into certain setbacks;

**THE TRIBUNAL ORDERS** that in accordance with Rule 24.4 of the Tribunal’s *Rules of Practice and Procedure*, the Final Order is amended by replacing the By-law attached as Attachment “1” to the Final Order with the revised By-law that incorporates the aforementioned revisions, which is attached to this Order as Attachment 1;

**AND THE TRIBUNAL ORDERS** that the appeal with respect to the Zoning By-law Amendment is allowed in part, and By-law 1-88, as amended, of the City of Vaughan is hereby amended in the manner set out in Attachment 1 to this Order, which incorporates the aforementioned revisions. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes;

**AND THE TRIBUNAL ORDERS** that in all other respects, the Final Order that issued on October 10, 2019 remains unchanged.

*“Euken Lui”*

EUKEN LUI  
ACTING REGISTRAR

### **Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER - 009-2022**

### **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 RT1 Residential Townhouse Zone in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

(1531) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting Definitions of a Parking Space, Street Townhouse Dwelling, and Street Line, and Subsection 3.21 respecting Frontage on a Public Street;
    - b) Subsection 3.8 c) respecting Visitor Parking Requirements and 3.8 g) respecting Driveway Width requirements;
    - c) Subsections 3.14 and 4.22.2 respecting Permitted Yard Encroachments for Covered Porches, External Ground-Mounted Central Air Conditioners and External Wall-Mounted Central Air Conditioner Units;
    - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
    - e) Subsection 4.1.4 respecting Parking Areas for Multiple Family Dwellings;
    - f) Subsection 4.22.3 and Schedule “A3” respecting Minimum Zone requirements in the RT1 Residential Townhouse Zone;
    - g) Subsection 4.29 respecting Permitted Uses in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1662”:

    - ai) For the purposes of this By-law, the following definitions shall apply:

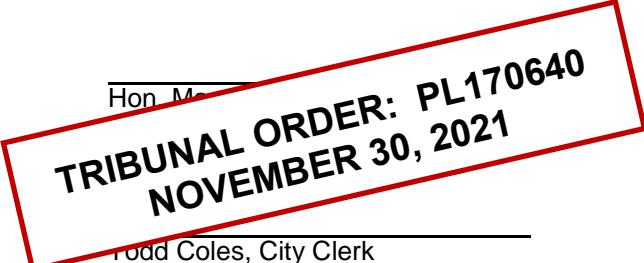
PARKING SPACE - Means a rectangular area measuring at least 2.7 m by 6.0 m for Blocks 1, 2 and 3, and 2.7 m by 5.75 m for Blocks 4, 5 and 6, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;

DWELLING, STREET TOWNHOUSE - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which fronts onto a private common element condominium road;

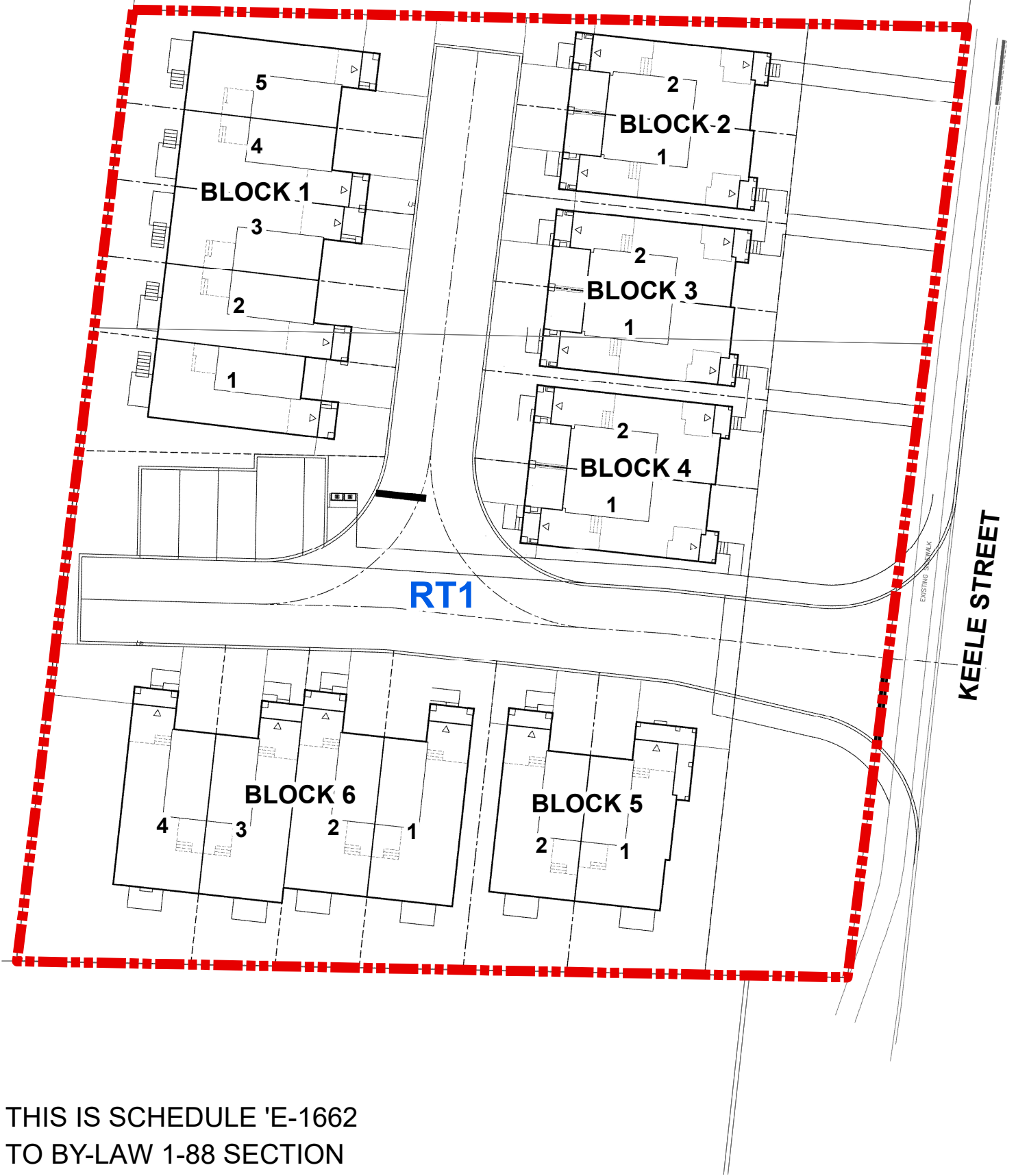
STREET LINE- Means the dividing line between a lot and a private common element road;

- a ii) Subsection 3.21 shall not apply;
- b i) A minimum of 4 visitor parking spaces shall be required;
- b ii) The driveway width for joint ingress and egress from Keele Street shall be 6.84 m;
- c i) A covered porch shall have a minimum rear yard setback of 2.1 m for Blocks 2, 3 and 4;
- c ii) A covered porch shall have a minimum exterior side yard setback of 1.5 m for Block 5;
- c iii) A 0.74 m no encroachment zone shall be maintained inside the Subject Lands within the front yard for Block 4;
- c iv) A 0.65 m no encroachment zone shall be maintained inside the Subject Lands within the exterior side yard for Block 4;
- c v) External Ground-Mounted Central Air Conditioners and External Wall-Mounted Central Air Conditioner Units shall be permitted to encroach a maximum of 1.5 m into the required rear yard for Blocks 1 to 6.
- d i) The minimum setback from the exterior lot line to the nearest part of a building below finished grade shall be 0.65 m for Block 4;
- e i) Sections 4.1.4 b) i) and 4.1.4 b) ii) shall not apply;
- f i) The minimum lot frontage for Blocks 1, 2, 3 and 4 shall be 5.5 m;
- f ii) The minimum lot area shall be:
  - 118 m<sup>2</sup> for Block 1;
  - 126 m<sup>2</sup> for Block 2;
  - 123 m<sup>2</sup> for Blocks 3 and 4;
  - 129 m<sup>2</sup> for Block 5; and
  - 136 m<sup>2</sup> for Block 6;
- f iii) The minimum lot depth shall be:
  - 20.5 m for Blocks 1 and 5;

- 18.7 m for Blocks 2, 3 and 4;
  - 22.4 m for Block 6
- fv) The maximum building height shall be 9.5 m
- fv) The minimum front yard setback to the front wall of the dwelling shall be:
- 0.72 m for Block 4;
  - 4.09 m for Block 5; and
  - 4.11 m for Block 6;
- fvi) The minimum front yard setback to an attached garage shall be:
- 5.75 m for Blocks 4 and 5; and
  - 5.87 m for Block 6;
- fvii) The minimum rear yard setback shall be:
- 4.5 m for Blocks 1, 5 and 6; and
  - 2.70 m for Blocks 2 and 3; and
  - 2.70 m for Block 4;
- fviii) The minimum interior side yard setback shall be:
- 1.15 m for Block 5; and
  - 0.70 m for Block 2, 3 and 4
- fix) The minimum exterior side yard setback shall be:
- 0.56 m for Block 4; and
  - 3 m for Block 5;
- fx) The minimum interior garage dimension for Block 6, Unit 4 shall be 3 m x 6 m;
- fxi) A maximum of one step (two risers) shall be permitted to encroach into the minimum garage width;
- gi) the following uses shall be permitted:
- Street Townhouse Dwelling; and
  - Semi-Detached Dwelling”
- c) Adding Schedule “E-1662” attached hereto as Schedule “1”.
- d) Deleting Key Map 4D and substituting therefor the Key Map 4D attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.







THIS IS SCHEDULE 'E-1662  
TO BY-LAW 1-88 SECTION  
9(1531)



THIS IS SCHEDULE '1'  
TO BY-LAW 009-2022  
PASSED THE 25TH DAY OF JANUARY, 2022

**FILE:** Z.15.034  
**RELATED FILES:** OP.15.008, 19T-15V014 and DA.16.116  
**LOCATION:** Part of Lot 18, Concession 4  
**APPLICANT:** Laurier Harbour (Keele) Inc.  
**CITY OF VAUGHAN**





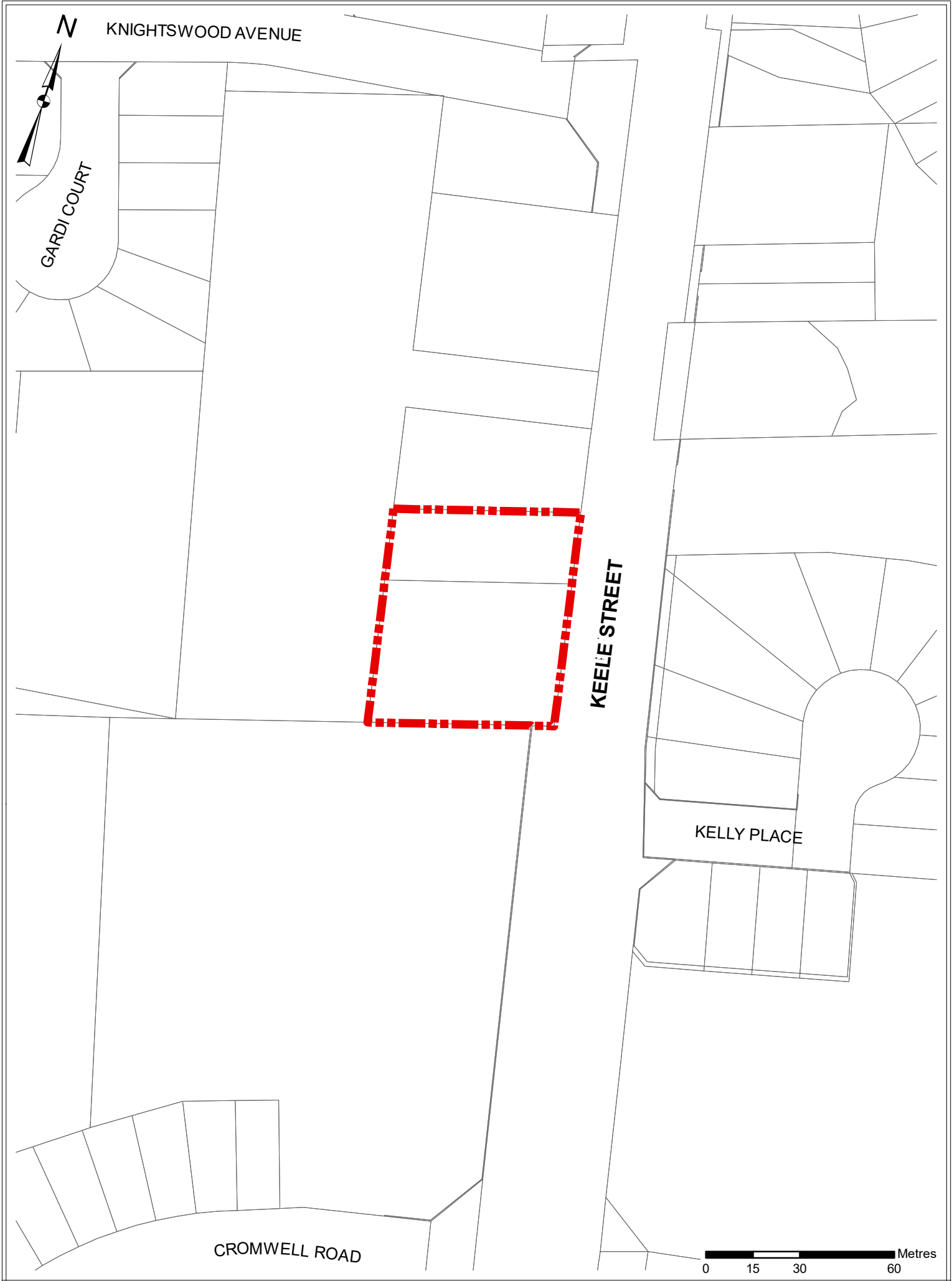
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CLERK

### **SUMMARY TO BY-LAW 009-2022**

The lands subject to this By-law are located on the west side of Keele Street, north of Cromwell Avenue, in Part of Lot 18, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from R1 Residential Zone to RT1 Residential Townhouse Zone. The by-law also provides site-specific zoning exceptions to the RT1 Residential Townhouse Zone in order to facilitate the development of 8 semi-detached dwelling units (freehold) and 9 townhouse dwelling units (freehold) served by common element roads, visitor parking spaces, and walkways.



LOCATION MAP  
TO BY-LAW 009-2022

**FILE:** Z.15.034  
**RELATED FILES:** OP.15.008, 19T-15V014 and DA.16.116  
**LOCATION:** Part of Lot 18, Concession 4  
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