

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 011-2024

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;

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 “OS1 Public Open Space Zone” subject to site-specific exception 14.950 and “RM1(H) Multiple Unit Residential Zone with the Holding Symbol ‘(H)’” subject to site-specific exception 14.1006 to “RM1 Multiple Unit Residential Zone” subject to site-specific exception 14.1006 in the manner shown on the said Schedule “1”.
 - b) Amending site-specific exception 14.1006 in Part 14 Exception Zones as follows:
 - a. Amending 14.1006.1 “Permitted Uses” as follows:
 - i. Amending subsection 4 by deleting “Block 1113, as shown on Figure ‘E-1504,’”
 - ii. Adding a new subsection “5. Permitted uses in Block 1113, as shown on Figure “E-1504” shall be as follows:
 - a. Street townhouse dwelling, which shall be subject to the requirements of this exception, may permit only one of 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, or 50m², whichever is less:

I. Office;

II. Personal Service Shop; and

III. Retail Store.

b. Multiple-Unit Townhouse Dwelling; and

c. Mixed-Use Street Townhouse Dwelling, which shall be subject to the requirements of this exception.”

b. Amending 14.1006.2 “Lot and Building Requirements” as follows:

i. Deleting subsection 1.f. in its entirety and replacing it with “DELETED”

ii. Amending subsection 1.h. by deleting “Block 1113, as shown on Figure “E-1504”,”

iii. Deleting subsection 1.j. in its entirety and replacing it with “DELETED”

iv. Adding the following subsections after subsection 24:

“25. Subsection 4.3.2 Minimum Required Amenity Area and subsection 4.3.3 Outdoor Amenity Area Requirements shall not apply in Block 1113, as shown on Figure “E-1504”. Amenity Area shall be provided for only as required in this exception.

26. Notwithstanding subsection 4.13 Permitted Encroachments into Required Yards, in Block 1113, as shown on Figure “E-1504”, a Porch, including access stairs from grade, is permitted to encroach 3 m, but no closer than 0.5 m from the applicable lot line, into a minimum required front yard, rear yard, and exterior side yard.

27. In Block 1113, as shown on Figure “E-1504”, a box out window with signage is permitted to encroach a maximum of 0.35 m into a minimum required front yard or interior side yard.

28. The following shall apply to Street Townhouse Dwellings in Block 1113, as shown on Figure “E-1504” and Units 1 to 10 and 13 to 23 as shown on Figure “E-1504(E)”:

- a. The minimum lot area per unit shall be 125 m².
- b. The minimum front yard shall be 3 m.
- c. The minimum rear yard shall be 4.5 m to the dwelling, and 6 m to the garage face.
- d. The minimum exterior side yard shall be 2.4 m, except for at a sight triangle, where it can be reduced to 1 m.
- e. The maximum lot coverage shall be 70% per unit.
- f. The maximum building height shall be 13 m.
- g. The minimum amenity area shall be 9 m² per unit.

29. The following shall apply to Mixed-use Street Townhouse Dwellings in Block 1113, as shown on Figure “E-1504” and Units 11 and 12 as shown on Figure “E-1504(E)”:

- a. The minimum lot area per unit shall be 125 m².
- b. The minimum front yard shall be 0.55 m.
- c. The minimum rear yard shall be 4.5 m to the dwelling, and 6 m to the garage face.
- d. The maximum lot coverage shall be 60% per unit.
- e. The maximum height shall be 13 m.
- f. The minimum commercial gross floor area shall be 75 m² per unit.
- g. The minimum amenity area shall be 4 m² per unit.

30. The following shall apply to Multiple-unit Townhouse Dwellings in Block 1113, as shown on Figure “E-1504” and Units 24 to 49 as shown on Figure “E-1504(E)”:

- a. The minimum lot frontage shall be 6 m per unit.

- b. The minimum lot area shall be 90 m² per unit
 - c. The minimum front yard shall be 3 m.
 - d. The minimum rear yard shall be 0 m.
 - e. The minimum interior side yard shall be 1.2 m.
 - f. The minimum exterior side yard shall be 2.4 m.
 - g. The minimum setback to a sight triangle shall be 1 m.
 - h. The maximum lot coverage shall be 85% per unit.
 - i. The maximum width of the front main wall of a block of multiple-unit townhouse dwellings shall not apply.
 - j. The maximum height is 13 m.
 - k. The minimum landscape area shall be 7% of the lot area for each unit.
 - l. A minimum landscaped strip shall not be required on any interior side lot line or rear lot line abutting a street line.
 - m. The minimum amenity area shall be 6 m² per unit.”
- c. Amending 14.1006.3 “Parking” as follows:
- i. Adding the following subsections after 4.:
 - “5. Notwithstanding Section 6.3.5, the minimum parking requirements for a Mixed-use Street Townhouse shall be 2 parking spaces per residential unit which may be located within the unit or on the driveway. The minimum required parking for a permitted non-residential use shall be provided in accordance with the requirements of section 6.3.5 except Restaurants which shall have a minimum parking requirement of 6 spaces per 100 m² of gross floor area. The required non-residential use parking may be provided in a common element condominium parking area.
 - 6. Notwithstanding Section 6.3.5, the minimum parking requirements for Multiple-unit Townhouse Dwellings shall be 1 parking space per residential unit, and 0.2 visitor parking spaces for Units 24 through 43 as shown on Figure “E-

1504(E)", and 1 parking space per residential unit and no visitor parking spaces for Units 44 through 49 as shown on Figure "E-1504(E)".

7. The minimum parking space dimension for 45-degrees and tandem parking shall be 2.7 m in width and 5.7 m in length, except for one space which may be 2.7 m in width and 5.0 m in length."

d. Amending 14.1006.4 "Other Provisions" as follows:

i. Adding the following subsection after 3.:

"4. The following definitions shall apply to Block 1113, as shown on Figure "E-1504":

a. Dwelling, Multiple-Unit Townhouse: Means a back-to-back townhouse dwelling in which each unit is situated on its own lot fronting onto a road.

b. Mixed-use Street Townhouse Dwelling: Means a townhouse dwelling in which each individual dwelling unit is separated only horizontally by common vertical walls from other attached dwelling units, and where each dwelling unit is situated on its own lot fronting on a road, and does not include any other type of townhouse defined herein. One (1) additional dwelling unit with private access shall be permitted, divided vertically or horizontally. In addition, the ground floor shall be permitted to contain a separate commercial unit with private access. The ground floor commercial unit may permit only the following uses:

i. Clinic;

ii. Office;

iii. Financial Institution;

iv. Personal Service;

v. Restaurant, subject to note 1 below;

vi. Restaurant, Take-Out, subject to note 1 below;

vii. Retail;

viii. Retail, Convenience; and,

ix. Service or Repair Shop.

Note 1. A maximum of one Restaurant, or Restaurant, Take-out use is permitted in either commercial unit.

c. Restaurant – means part of a building where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises, and includes a maximum of 18 seats.”

- c) Deleting Figure E-1504 in Subsection 14.1006 and replacing it with Figure E-1504 attached hereto as Schedule “2”.
- d) Deleting Map 174 in Schedule A and substituting therefore Map 174 attached hereto as Schedule “3”.
- e) Deleting Map 175 in Schedule A and substituting therefore Map 175 attached hereto as Schedule “4”.
- f) Adding a new Figure E-1504(E) in Subsection 14.1006 attached hereto as Schedule “5”.

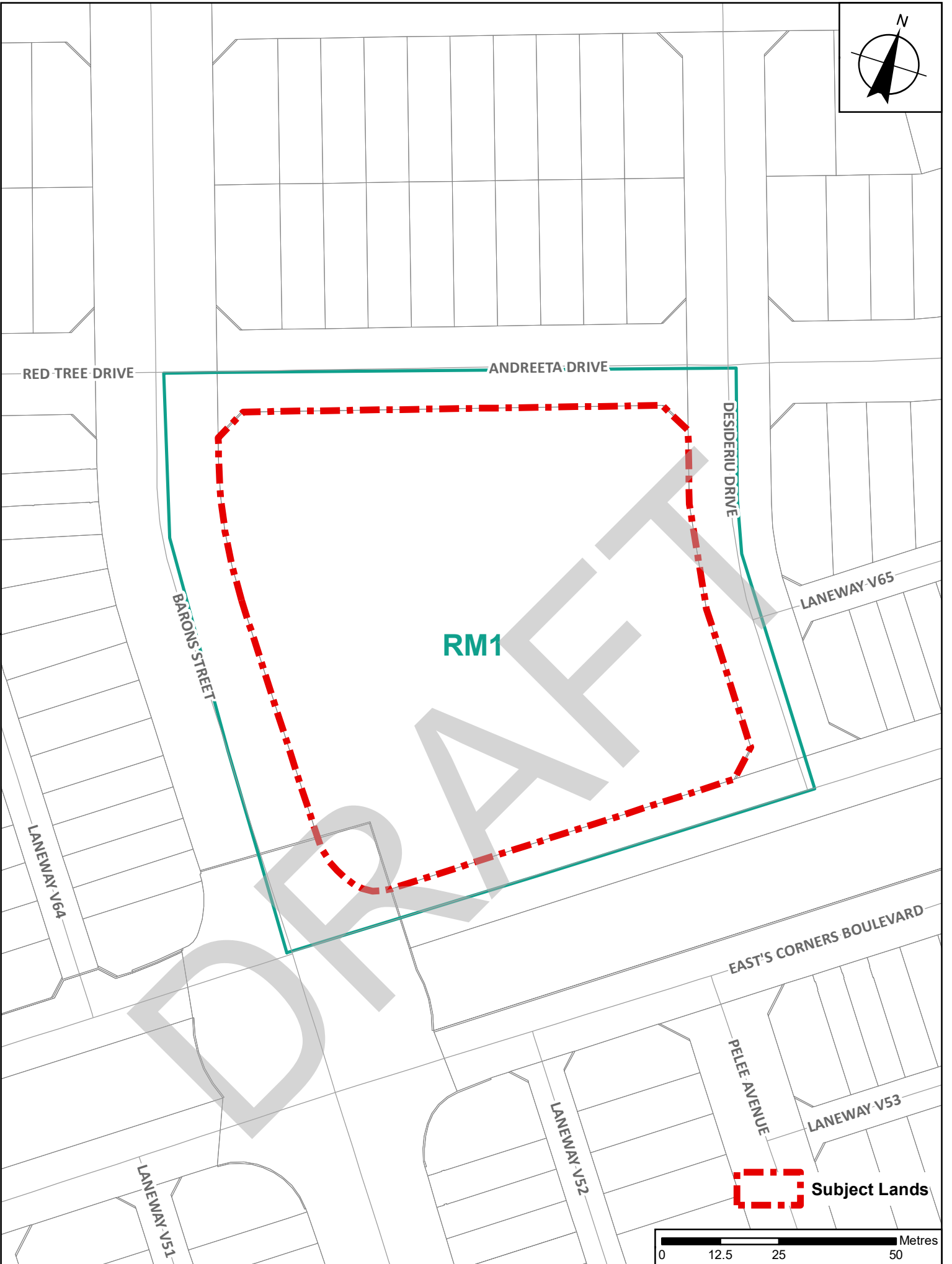
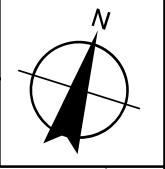
2. Schedules “1”, “2”, “3”, “4”, and “5” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 30th day of January, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 1 of the Committee of the Whole.
Report adopted by Vaughan City Council on January 30, 2024.
City Council voted in favour of this by-law on January 30, 2024.
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.
Effective Date of By-Law: January 30, 2024



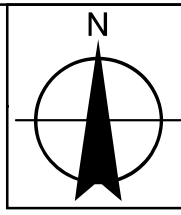
This is Schedule '1'
To By-Law 011-2024
Passed the 30th Day of January, 2024

File: Z.22.014
Location: Block 108, Registered Plan 65M-4421
 Part of Lot 23, Concession 9
Applicant: Nashville Developments Inc.
City of Vaughan

Signing Officers

 Mayor

 Clerk

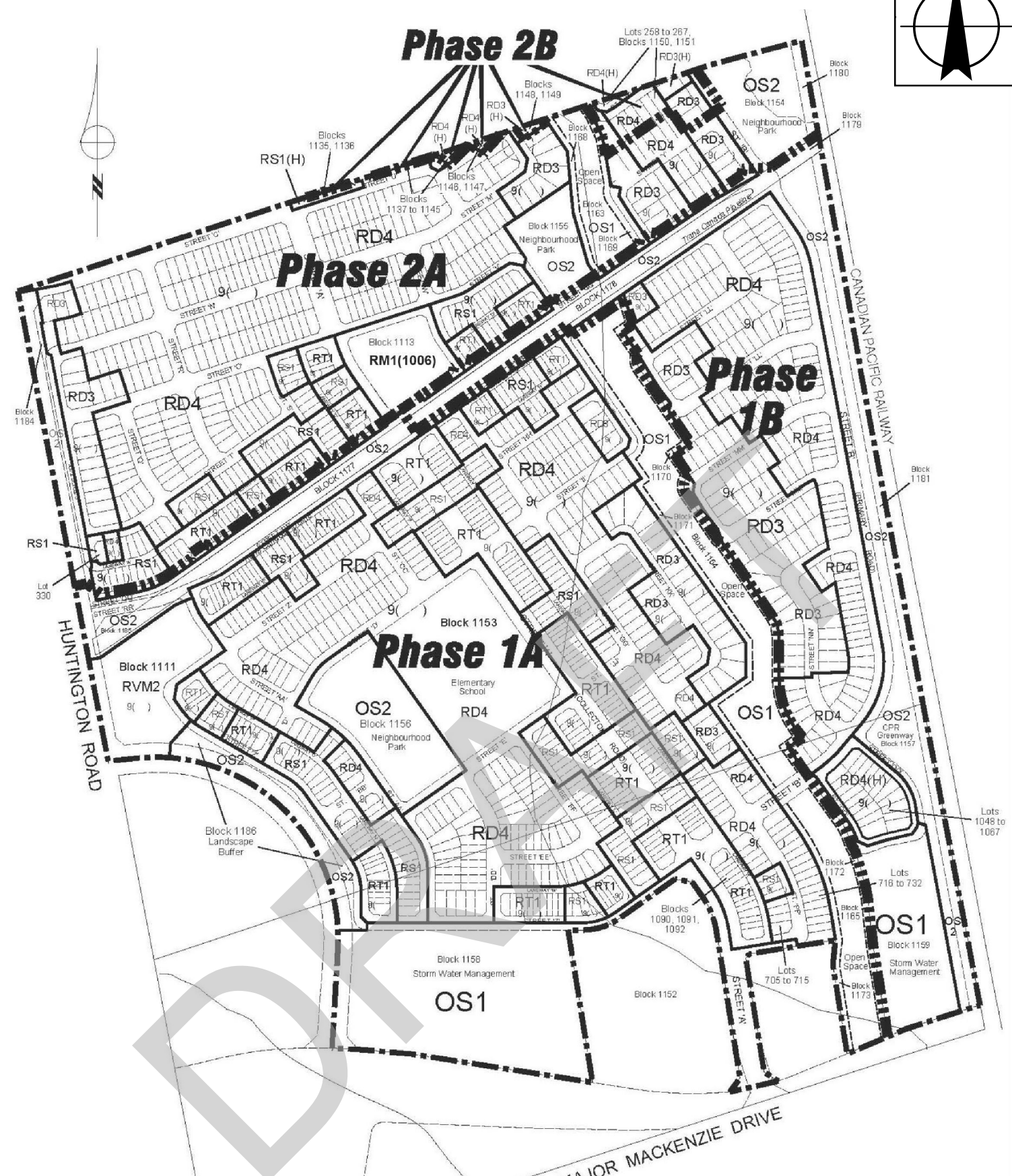


Phase 2B

Phase 2A

Phase 1B

Phase 1A



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

----- Subject Lands
 ■■■■■ Phasing Line

Not to scale

This is Schedule '2'
 To By-Law 011-2024
 Passed the 30th Day of January, 2024

File: Z.22.014
Location: Block 108, Registered Plan 65M-4421
 Part of Lot 23, Concession 9
Applicant: Nashville Developments Inc.
City of Vaughan

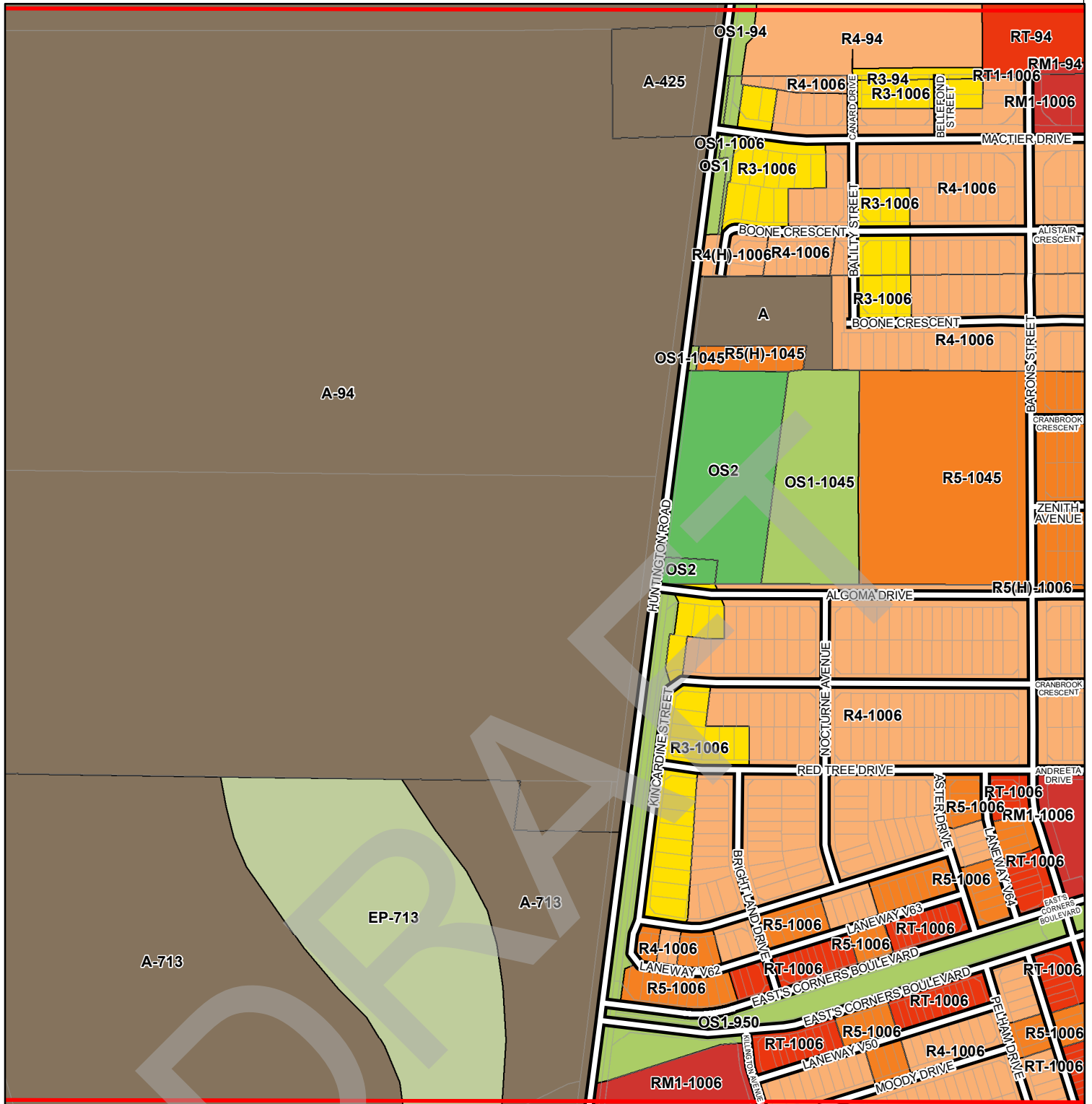
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 174



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
 - OS1 (Open Space Zone)
 - OS2 (Open Space Zones)
 - 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)

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)
- 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

VAUGHAN

212	213	214	215	216
192	193	194	195	196
172	173	174	175	176
153	154	155	156	157
135	136	137	138	

Final: November 2023

THIS IS SCHEDULE '3'
TO BY-LAW 011-2024
PASSED THE 30TH DAY OF JANUARY, 2024

File: Z.22.014
Location: Block 108, Registered Plan 65M-4421
 Part of Lot 23, Concession 9
Applicant: Nashville Developments Inc.
City of Vaughan

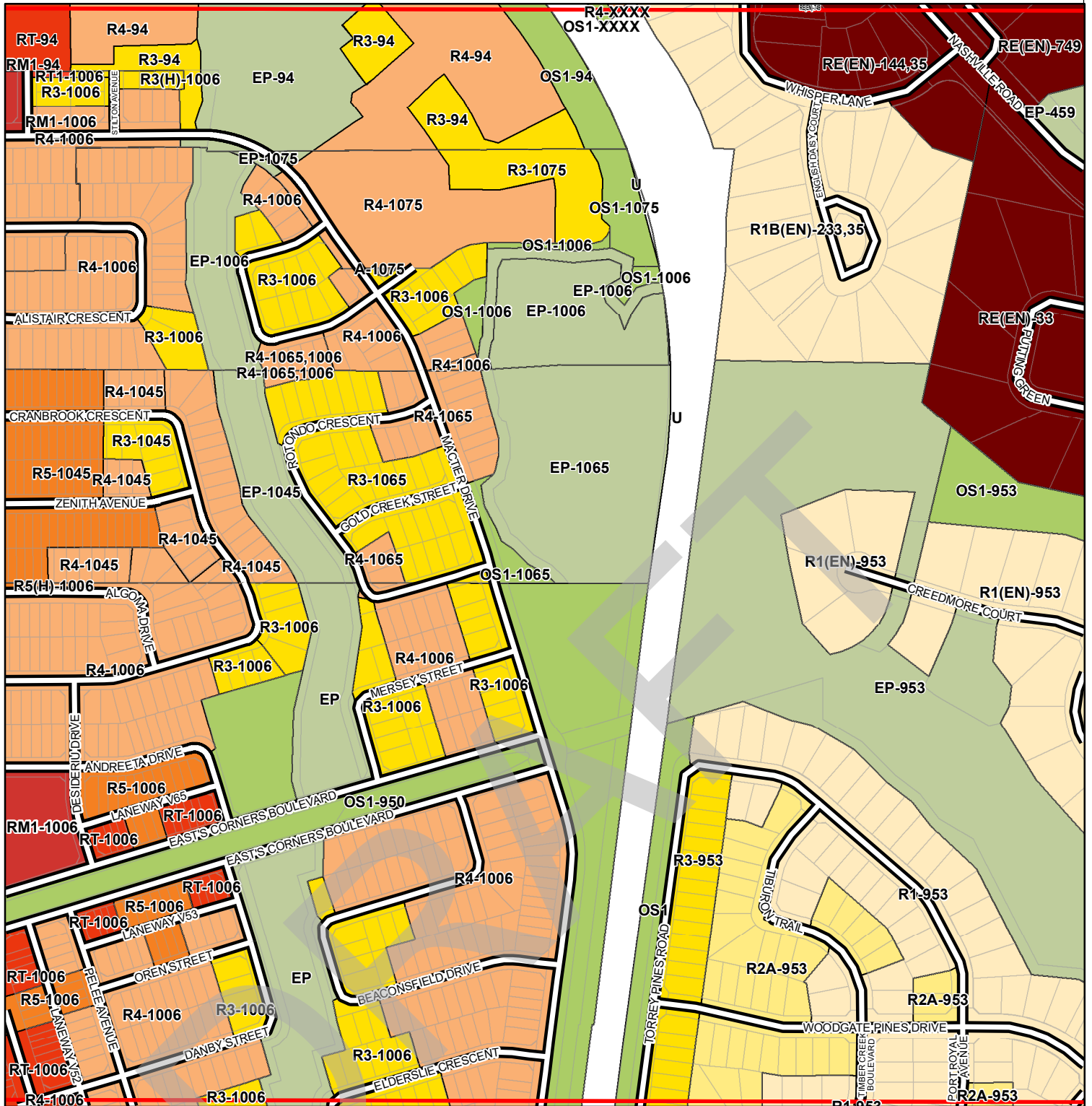
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 175



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Open Space Zone)
 - OS2 (Open Space Zones)
 - 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)
- 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)
 - 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)

- 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

VAUGHAN

213	214	215	216	217
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135	136	137	138	139

Final: November 2023

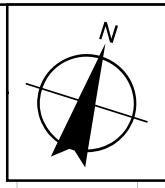
THIS IS SCHEDULE '4'
TO BY-LAW 011-2024
PASSED THE 30TH DAY OF JANUARY, 2024

File: Z.22.014
Location: Block 108, Registered Plan 65M-4421
 Part of Lot 23, Concession 9
Applicant: Nashville Developments Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



RED TREE DRIVE

ANDREETA DRIVE

DESIDERIU DRIVE

LANEWAY-V65

BARONS STREET

RM1

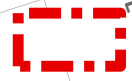
EAST'S CORNERS BOULEVARD

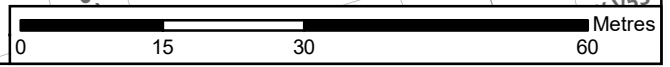
EAST'S CORNERS BOULEVARD

LANEWAY V5

PELEE AVE

This is Figure 'E-1504(E)'
To By-Law 001-2021
Section 14.1006

 Subject Lands



This is Schedule '5'
To By-Law 011-2024
Passed the 30th Day of January, 2024

File: Z.22.014
Location: Block 108, Registered Plan 65M-4421
Part of Lot 23, Concession 9
Applicant: Nashville Developments Inc.
City of Vaughan

Signing Officers

Mayor

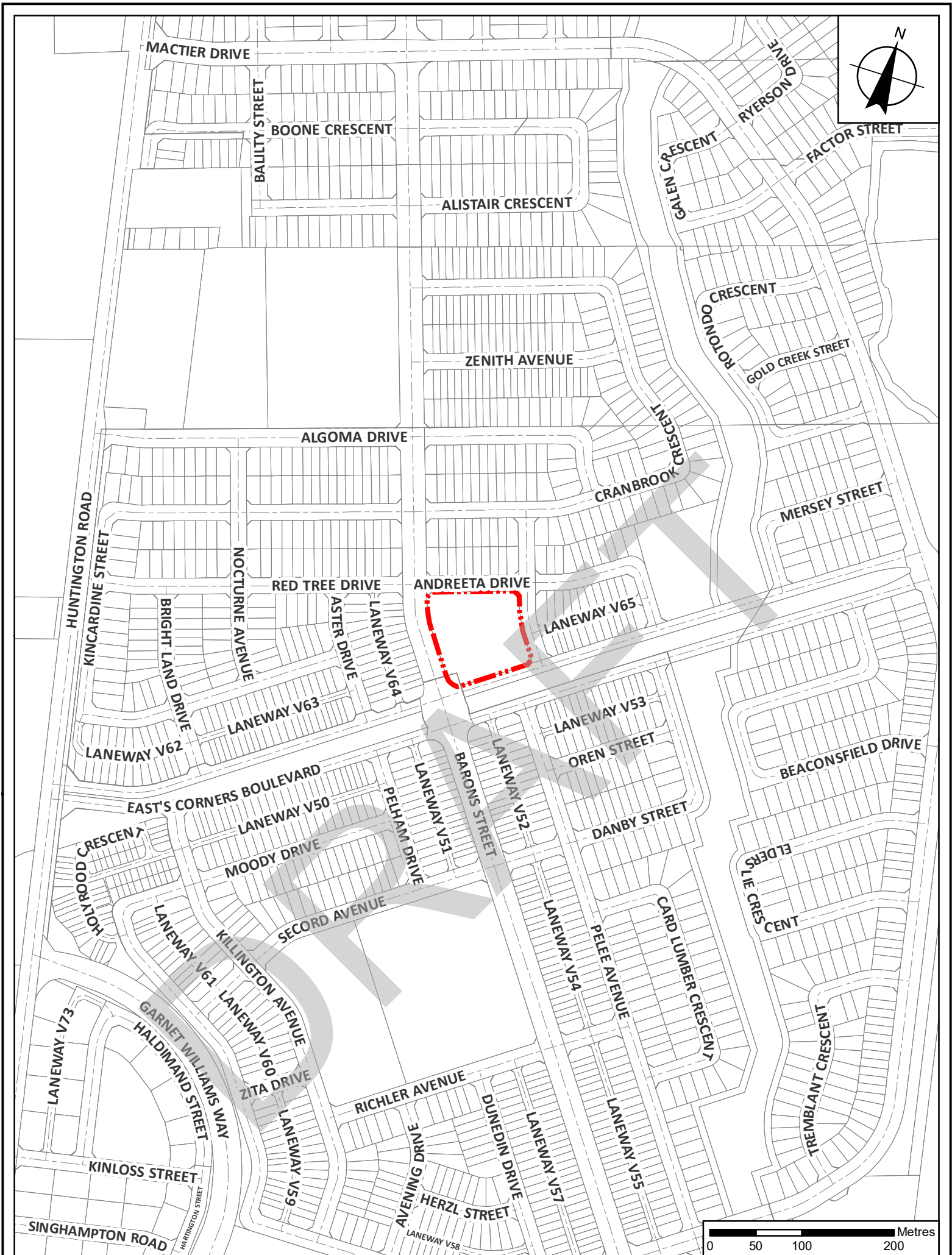
Clerk

SUMMARY TO BY-LAW 011-2024

The lands subject to this By-law are located at the northeast corner of East's Corner Boulevard and Barons Street, being Block 108, Plan 65M-4421 in the 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 from "OS1 Public Open Space Zone" subject to site-specific exception 14.950 and "RM1(H) Multiple Unit Residential Zone with the Holding Symbol '(H)'" subject to site-specific exception 14.1006 to "RM1 Multiple Unit Residential Zone" subject to site-specific exception 14.1006.

The By-law also provides site-specific provisions and development standards including: permitting Mixed-use Street Townhouses as an additional permitted use, requirements for a minimum commercial gross floor area, and exceptions to minimum lot areas, minimum lot frontages, minimum yard setbacks, maximum lot coverage, maximum building height, maximum width of the front wall of a multiple-unit townhouse dwellings, minimum landscape areas, landscape strips, and other requirements, minimum amenity area, minimum parking requirements, and permitted encroachments.



Location Map To By-Law 011-2024

File: Z.22.014

Location: Block 108, Registered Plan 65M-4421

Part of Lot 23, Concession 9

Applicant: Nashville Developments Inc.

City of Vaughan



Subject Lands