

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 088-2023**

**A By-law to amend City of Vaughan By-law 1-88, 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 an 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) Deleting the “Subject Lands” shown on Schedule “1” attached hereto from Exception 9(495) in Section 9.0 “Exceptions.”
  - b) Rezoning the “Subject Lands” attached hereto from “R3 Residential Zone” to “RM2 Residential Multiple Zone” with a Holding Symbol (‘H’) and “OS1 Open Space Zone” in a manner as shown on Schedule “1”.
  - c) Adding the following Paragraph to Exception 9.0 “Exceptions”:

9(1564) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting “DEFINITIONS”:
    - b) Schedule “A” respecting lot and building requirements
    - c) Subsection 3.8 respecting “PARKING REQUIRMENTS”
    - d) Subsection 3.13 a) respecting “MINIMUM LANDSCAPED AREA”
    - e) Subsection 3.13 respecting “PORTIONS OF THE BUILDING BELOW GRADE”
    - f) Subsection 4.1.4 respecting “PARKING AND ACCESS REQUIRMENTS”

- g) Subsection 4.1.6 respecting “MINIMUM AMENITY AREA”
- h) Subsection 4.9 respecting “PERMITTED USES”
- i) Subsection 7.2.3 respecting “CALCULATION OF ZONE REQUIRMENTS”
- ai) LOT – the subject Lands shall be deemed one lot, with a private condominium road, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easements or restrictions for each parcel.

PARKING SPACE – Means a rectangular area measuring at least 2.6 metres by 5.7 metres.

- bi) The minimum Lot Area shall be 62 m<sup>2</sup> per unit
- bii) The maximum building height shall be 11.5 m
- ci) Parking spaces shall be provided at a rate of:
  - i. 1.06 spaces per unit residential unit;
  - ii. 0.21 spaces per unit for visitor parking
- di) The minimum landscape strip abutting a front lot line (Keele Street) shall be 4.5 m
- ei) The minimum required setback from an underground parking structure shall be 0.0 m.
- fi) The minimum strip width around the periphery of outdoor parking shall be 1.5 m.
- fii) The minimum outdoor parking area landscaping screening height shall be 0.0 m.
- gi) The minimum amenity area shall be 950 m<sup>2</sup>.
- hi) Semi-Detached Dwellings shall be permitted as an additional use.
- hii) The following provisions shall apply to all lands zoned RM2 Residential Multiple Zone with the Holding Symbol (“H”) as shown on Schedule 1, until the Holding Symbol (“H”) is

removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the *Planning Act* and the following:

- i) Lands zoned RM2 Residential Multiple Zone with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of Bylaw 088-2023;
- ii) 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
- ii) The minimum interior yard setback to the Open Space Zone shall be 0 m
- iii) The minimum rear yard setback to the Open Space Zone shall be 0 m.
- d) Adding Schedule "E-1696" attached hereto as Schedule "1".
- e) Deleting Key Map 3E and substituting the Key Map 3E attached hereto as Schedule "2".
- f) Deleting Schedule "E-807" and substituting Schedule "E-807" attached hereto as Schedule "3".

2. Schedules "1" and "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

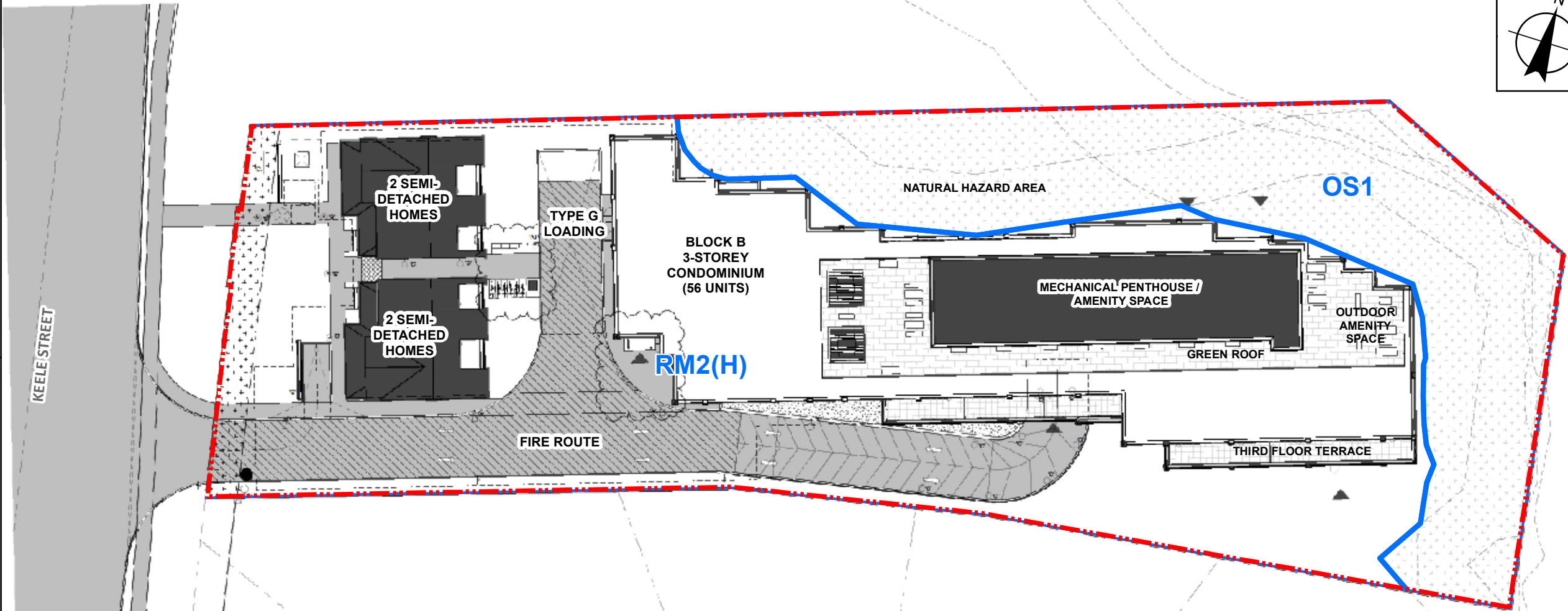
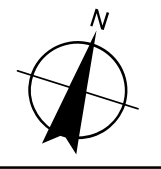
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Steven Del Duca, Mayor

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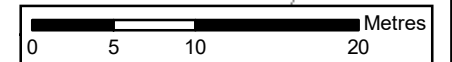
Todd Coles, City Clerk

Authorized by Item No.7 of Report No. 25  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 20, 2023.



This is Schedule 'E-1696'  
 To By-Law 1-88  
 Section 9(1564)

 SUBJECT LANDS



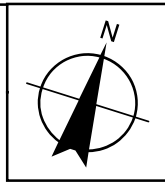
**FILE:** Z.20.035  
**RELATED FILES:** DA.20.058  
**LOCATION:** Part of Lot 17,  
 Concession 3, 9575 Keele Street  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

This is Schedule '1'  
 To By-Law 088-2023  
 Passed the 20TH Day of JUNE, 2023

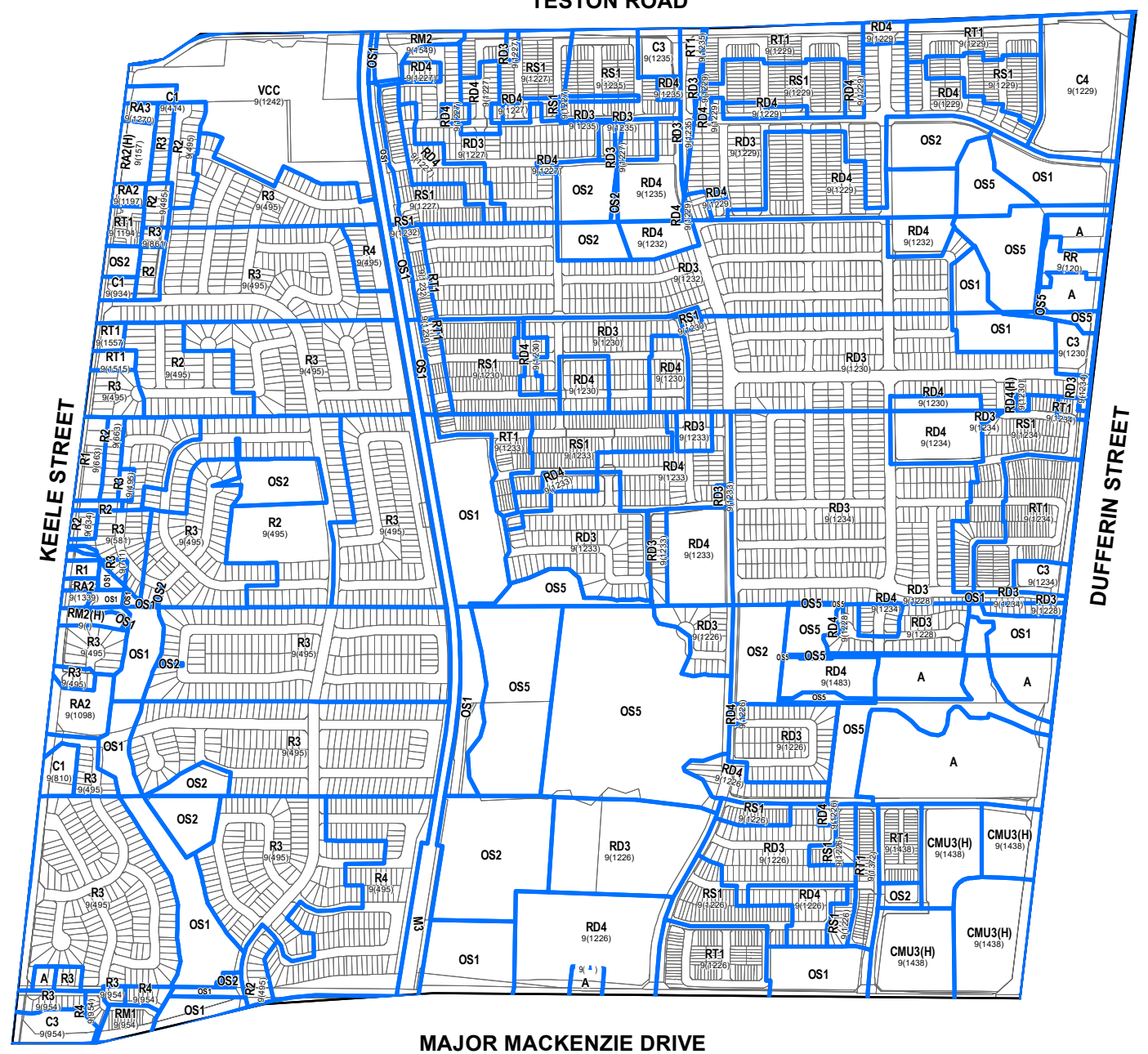
Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

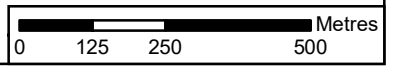


TESTON ROAD



MAJOR MACKENZIE DRIVE

KEY MAP 3D  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 088- 2023  
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.20.035  
RELATED FILES: DA.20.058  
LOCATION: Part of Lot 17, Concession 3  
9575 Keele Street  
APPLICANT: 2706640 Ontario Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

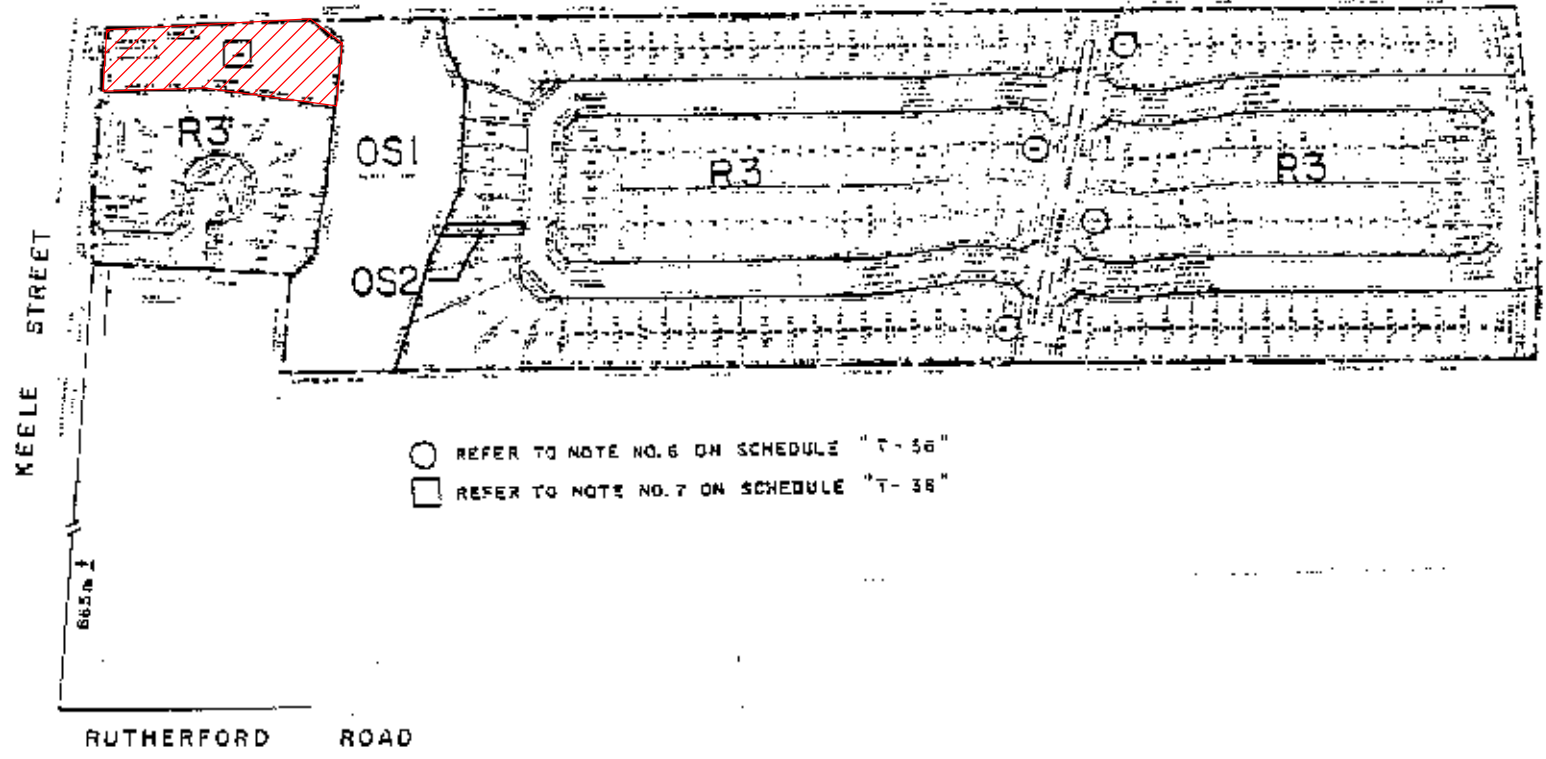
\_\_\_\_\_ CLERK

**LEGEND**

 SUBJECT LANDS

LOCATION: PART OF LOT 17,  
CONCESSION 3

THIS IS SCHEDULE 'E-807'  
TO BY-LAW 1-88  
SECTION 9(495)



○ REFER TO NOTE NO.6 ON SCHEDULE "T-56"  
 □ REFER TO NOTE NO.7 ON SCHEDULE "T-56"

 LANDS NO LONGER  
SUBJECT TO E(495)

**FILE:** Z.20.035  
**RELATED FILES:** DA.20.058  
**LOCATION:** Part of Lot 17,  
 Concession 3, 9575 Keele Street  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

This is Schedule '3'  
 To By-Law 088-2023  
 Passed the 20TH Day of JUNE, 2023

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

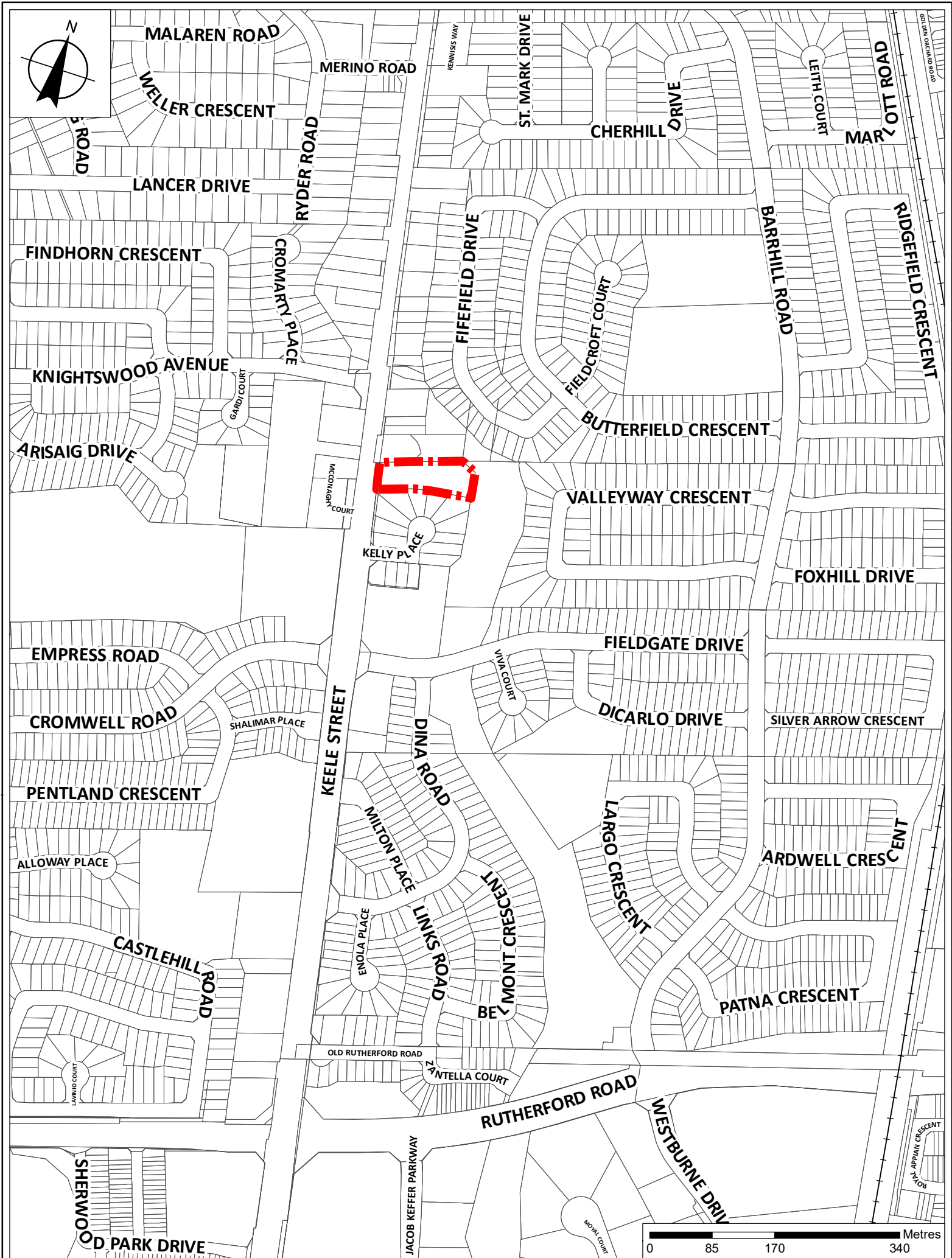
### **SUMMARY TO BY-LAW 088-2023**

The lands subject to this By-law are located on the east side of Keele Street, north of Knightswood Avenue, being Part of Lot 17, Concession 3 and municipally known as 9575 Keele Street, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “R3 Residential Zone” to “RM2 Residential Multiple Zone” with a Holding Symbol (‘H’) and “OS1 Open Space Zone” to facilitate the development of two semi-detached dwellings (4 units) and a three-storey apartment building (56 units) with one level of underground parking.

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 088 - 2023

**FILE:** Z.20.035

**RELATED FILES:** DA.20.058

**LOCATION:** Part of Lot 17, Concession 3

9575 Keele Street

**APPLICANT:** 2706640 Ontario Inc.

**CITY OF VAUGHAN**



Subject Lands