

# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 132-2024

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**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 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

**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 R2A(EN) Second Density Residential Established Neighbourhood Zone to RT1 Residential Townhouse Zone and Environmental Protection Zone, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 1170 as follows:

Exception Number 14.1170	Municipal Address: 8473, 8477, 8487 Islington Avenue
Applicable Parent Zone: RT1	

Schedule A Reference: 87	Legal Description: Part of Lot 7, Concession 10
By-law 132-2024	

14.1170.1 Lot and Building Requirements

1. The following lot and building requirements shall apply to the lands zoned RT1 Residential Townhouse Zone as shown on Figure E-1742:
  - a. The minimum lot frontage shall be 5.45 m.
  - b. The minimum lot area shall be 120 m<sup>2</sup>.
  - c. The minimum front yard for Block 1, Units 1 and 2, shall be 4.0 m.
  - d. The minimum rear yard for Blocks 1 and 2, shall be 6.0 m.
  - e. The minimum rear yard for Block 3, Unit 1, shall be 2.0 m.
  - f. The minimum interior side yard for Block 1 where it is adjacent to a walkway is 0.9 m.
  - g. The minimum exterior side yard for Block 1, Unit 1 and Block 2, Unit 8, shall be 1.4 m.
  - h. The minimum exterior side yard for Block 1, Unit 9, shall be 0.9 m.
  - i. The minimum exterior side yard for Block 2, Unit 1, shall be 1.5 m.
  - j. The maximum lot coverage shall be 57%.
  - k. The maximum height shall be 13.05 m.
  - l. Notes 1 and 3 of the additional requirements to Table 7-7 shall not apply.
  - m. In a yard in which a driveway is located, the minimum landscape requirement shall be 25%, of which 60% shall be soft landscaping.
  - n. The maximum permitted encroachment for a porch including access stairs in a front yard shall be 2.75 m, but in no case shall the encroachment be less than 0.4 m from the applicable lot line.
  - o. The maximum permitted encroachment for access stairs in a front yard, exterior side yard, or rear yard shall be 2.75 m. For Block 2, Unit 1, the permitted encroachment for access stairs in a rear yard shall be 2.95 m.

14.1170.2 Parking Requirements

1. The following parking requirements shall apply to the lands zoned RT1 Residential Townhouse Zone as shown on Figure E-1742:
  - a. The minimum number of required visitor parking spaces shall be 0.17 spaces/unit.
  - b. A required parking space located on a driveway in Block 1, Units 1 and 2, shall have a minimum length of 5.5 m.

	<p>c. Subsection 6.3.3 shall not apply.</p> <p>d. The maximum <u>driveway</u> width for a lot less than 6 m wide shall be 3.1 m.</p>
14.1170.3	Figures
E-1742	

- c) Adding Schedule "E-1742" attached hereto as Schedule "1".
  - d) Deleting Map 87 and substituting therefor Map 87 attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of June, 2024.

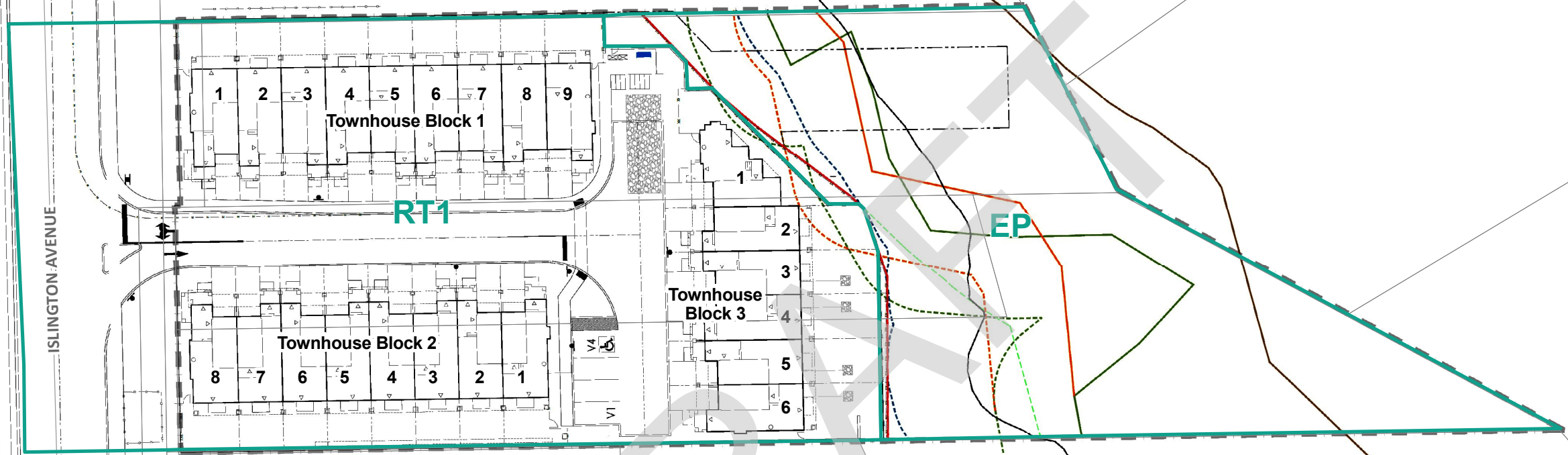
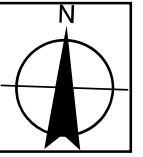
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 12 of the Committee of the Whole.  
 Report adopted by Vaughan City Council on April 22, 2024.  
 City Council voted in favour of this by-law on June 25, 2024.  
 Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.  
**Effective Date of By-Law: June 25, 2024**



This is Figure 'E-1742'  
 To By-Law 001-2021  
 Section 14.1170

**File:** Z.22.042  
**Related Files:** OP.22.021, 19T-22V017  
**Location:** 8473, 8477, 8487 Islington Avenue  
 Part of Lot 10, Concession 7  
**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 132-2024  
 Passed the 25th Day of June, 2024

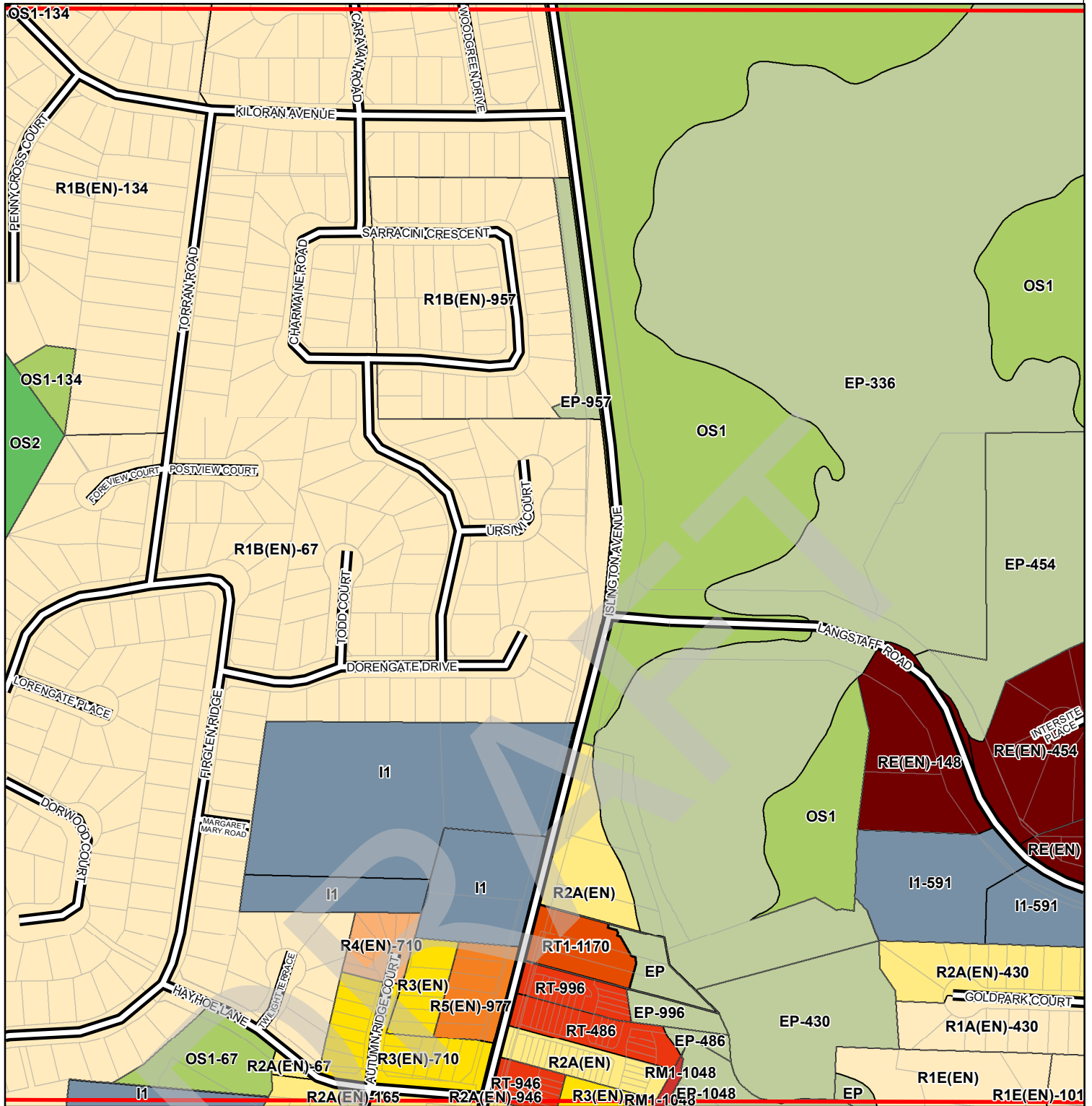
Signing Officers

\_\_\_\_\_  
 Mayor

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 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 87



### Conservation, Open Space and Agricultural Zones

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

### Mixed-Use Zones

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment 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)
- EM3 (Mineral Aggregate Operation Zone)

1:5,000

June 2024

121	122	123	124	125
103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49

THIS IS SCHEDULE '2'  
TO BY-LAW 132-2024  
PASSED THE 25TH DAY OF JUNE, 2024

File: Z.22.042

Related Files: OP.22.021, 19T-22V017

Location: 8473, 8477, 8487 Islington Avenue

Part of Lot 10, Concession 7

Applicant: Fifth Avenue Homes (Woodbridge) Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

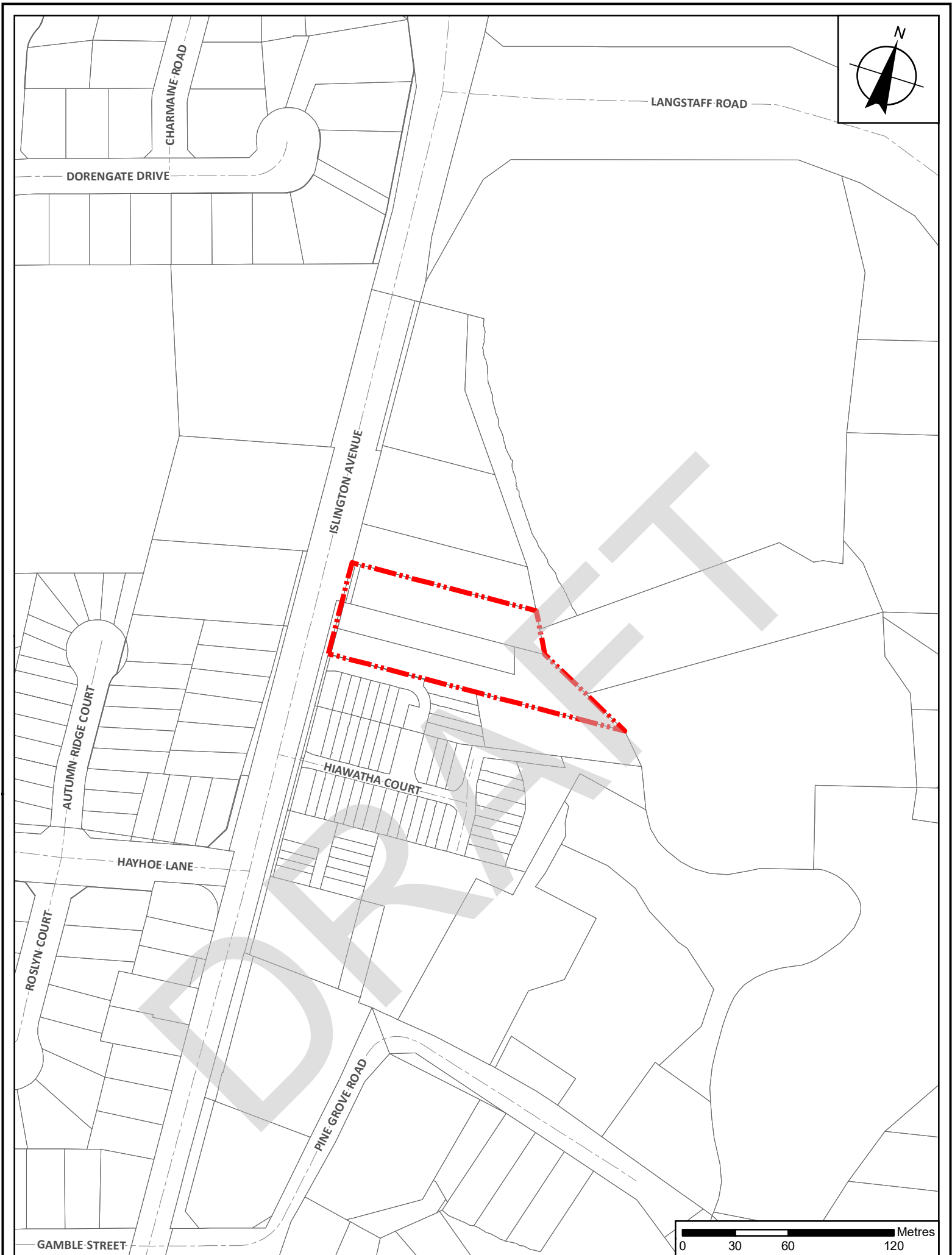
CLERK

## **SUMMARY TO BY-LAW 132-2024**

The lands subject to this By-law are located at 8473, 8477, and 8487 Islington Avenue, south of Langstaff Road on the east side of Islington Avenue, in Lot 10, Concession 7, City of Vaughan.

The purpose of this by-law is to amend the City of Vaughan Zoning By-law 001-2021 to rezone the lands to this By-law from R2A(EN) Second Density Residential Established Neighbourhood Zone to RT1 Residential Townhouse Zone and EP Environmental Protection Zone and to add site-specific exceptions to facilitate the Development consisting of 23 street townhouses.

DRAFT



## Location Map To By-Law 132-2024

**File:** Z.22.042

**Related Files:** OP.22.021, 19T-22V017

**Location:** 8473, 8477, 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

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Subject Lands