

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 189-2024

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) Adding Figure "T-113" to Subsection 14.707.4 attached hereto as Schedule "1".
2. Schedule "1" shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 19th day of November, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 17, 2022.
City Council voted in favour of this by-law on November 19, 2024.
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.
Effective Date of By-Law: November 19, 2024

SUMMARY TO BY-LAW 189-2024

The lands subject to this By-law are located on Part of Lots 11, 12, 13, 14 and 15, Concession 3, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Comprehensive Zoning By-law 001-2021 to add Figure T-113 to site-specific exception 14.707, which was erroneously omitted.

DRAFT

ZONING STANDARDS (METRIC)
(BLOCK 17)

SCHEDULE "T-113"

ZONE	TYPE OF USE	MINIMUM FRONTAGE (m)	MINIMUM LOT AREA (m ²)	MINIMUM FRONT YARD (m)	MINIMUM REAR YARD (m)	Minimum Side Yard		MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	PARKING SPACES PER UNIT
						INTERIOR (m)	EXTERIOR (m)			
RV3	Single Detached Dwellings (on a lot not accessed by a lane)	12m	360m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	7.5 ⁽⁹⁾	1.2 ⁽¹⁵⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	30	9.5 ⁽¹⁶⁾	3 ⁽¹¹⁾
RV3(W.S)	Single Detached Dwellings (on a wide and shallow lot)	13.5m	317m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	6.0 ⁽⁹⁾	1.2 ⁽¹⁵⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	23.5	9.5	3 ⁽¹¹⁾
RV4	Single Detached and Semi-Detached Dwellings (on a lot not accessed by a lane)	SINGLE/SEMI 9.75m ⁽⁴⁾ / 7.5m	SINGLE/SEMI 292m ² / 225m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	7.5 ⁽⁹⁾	1.2 ⁽²⁾⁽³⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	30 ⁽²⁸⁾	9.5 ⁽¹⁶⁾	SINGLE/SEMI 2 ⁽¹⁴⁾ / 2
RV4	Single Detached and Semi-Detached Dwellings (on a lot accessed by a lane)	SINGLE/SEMI 7.5m / 5.5m	SINGLE/SEMI 225m ² / 165 m ²	3.0 ⁽⁹⁾	13.0 ⁽⁹⁾	1.2 ⁽²⁾⁽³⁾	2.4 ⁽⁹⁾⁽¹⁰⁾	30	9.5 ⁽¹⁶⁾	2
RV4(W.S)	Single Detached and Semi-Detached Dwellings (on a wide and shallow lot)	SINGLE/SEMI 12m ⁽⁷⁾ / 8.4m	SINGLE/SEMI 282m ² / 197 m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	6.0 ⁽⁹⁾	1.2 ⁽²⁾⁽³⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	23.5	9.5	SINGLE/SEMI 3 ⁽¹¹⁾⁽¹⁴⁾ / 2
RVM1(A)	Street Townhouse (on a lot not accessed by a lane)	6.0m/unit ⁽¹²⁾⁽¹⁷⁾	180m ² /unit ⁽¹⁸⁾	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	7.5 ⁽⁹⁾	1.2(end unit)	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	30 ⁽²⁰⁾	11	2
RVM1(A)	Street Townhouse (on a lot accessed by a lane)	5.4m/unit ⁽¹⁷⁾	162m ² /unit ⁽¹⁹⁾	3.0 ⁽¹⁾⁽⁹⁾⁽²⁹⁾	13 ⁽⁹⁾	1.2(end unit)	2.4 ⁽⁹⁾⁽¹⁰⁾⁽²⁷⁾⁽²⁹⁾	30 ⁽²⁰⁾⁽²⁹⁾	11	2 ⁽¹⁴⁾
RVM1(B)	Single Detached Dwelling (on a lot not accessed by a lane)	MINIMUM/ MAXIMUM FRONTAGE (m) 9m/9.75m ⁽⁴⁾⁽¹³⁾	270m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	7.5 ⁽⁹⁾	1.2 ⁽³⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	30	9.5 ⁽¹⁶⁾	2 ⁽¹⁴⁾
RVM1(B)	Semi-Detached Dwelling (on a lot not accessed by a lane)	6m/9m ⁽¹³⁾⁽²¹⁾⁽²³⁾	180m ² /unit	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	7.5 ⁽⁹⁾	1.2 ⁽²⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	30	9.5 ⁽¹⁶⁾	2

This is Figure 'T-113'
To By-Law 001-2021
Section 14.707

FILE: Z.21.052
LOCATION: Part of Lots 11, 12, 13, 14, 15,
Concession 3
APPLICANT: City of Vaughan
CITY OF VAUGHAN

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PASSED THE 19TH DAY OF NOVEMBER, 2024

Signing Officers

Mayor

Clerk

ZONE	TYPE OF USE	MINIMUM FRONTAGE (m)	MINIMUM LOT AREA (m ²)	MINIMUM FRONT YARD (m)	MINIMUM REAR YARD (m)	Minimum Side Yard		MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	PARKING SPACES PER UNIT		
						INTERIOR (m)	EXTERIOR (m)					
		MINIMUM/ MAXIMUM FRONTAGE (m)										
RVM1(WS-A)	Street Townhouse (on a wide-shallow lot)	7.0m/unit	164m ² /unit	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	6.0 ⁽⁹⁾	1.2(end unit)	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	23.5	9.5	2		
RVM1(WS-B)	Single Detached Dwelling (on a wide-shallow lot)	10.7m ⁽⁴⁾ / 11m ⁽⁴⁾⁽²²⁾	251m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	6.0 ⁽⁹⁾	1.2 ⁽³⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	23.5	9.5	2 ⁽¹⁴⁾		
RVM1(WS-B)	Semi-Detached Dwelling (on a wide-shallow lot)	8.4m/ 9.25 m ⁽¹³⁾	197m ²	3.0 ⁽¹⁾⁽⁸⁾⁽⁹⁾	6.0 ⁽⁹⁾	1.2 ⁽²⁾	2.4 ⁽¹⁾⁽⁹⁾⁽¹⁰⁾	23.5	9.5	2		
						MAX LOT COVERAGE (%)	MIN LOT DEPTH (m)	MAX BUILDING HEIGHT (m)	MAX GROSS FLOOR AREA (m ²)	MIN SETBACK TO 'R' ZONE (m)		
C3	Local Commercial	---	8,100 m ² (max)	26	3.0	9.0	2.6	33	60.0	11	1,200m ²	9
EM1	Prestige Employment Area	36	3,000m ²	6.0 ⁽²⁵⁾	12.0	6.0 ⁽²⁶⁾	6.0 ⁽²⁵⁾	60	---	15 ⁽²⁴⁾	---	20
OS1	Open Space Conservation	---	---	15.0	15.0	15.0	15.0	---	---	11	---	---
OS2	Open Space Park	---	---	15.0	15.0	15.0	15.0	---	---	11	---	---

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NOTES:

1. The minimum setback to the garage, which faces a lot line, shall be 5.8 metres. If the driveway does not cross a sidewalk the minimum setback to the garage, which faces a lot line, shall be 5.0 metres.
2. No minimum yard shall be required between an attached pair of dwelling units, except where the common wall is entirely below grade.
3. Where a single detached dwelling is constructed on a lot the minimum interior side yard on one side can be reduced to 0.6 metres, where it abuts a minimum interior side yard of 1.2 metres, except where it abuts a non-residential use, including a walkway.
4. Where a single detached dwelling is constructed on a lot with a frontage of less than 12.0 metres a garage having a maximum interior width equal to 50% of the lot frontage shall be permitted.
5. Where a building is erected with a detached garage located in the rear yard and is accessed by a driveway which crosses the front lot line:
 - i) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard setback shall comply with this by-law; and,
 - where the lot abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on one side shall be 2.75 metres and 1.2 metres on the other side.

The minimum required interior side yard setback for the second-story shall comply with this by-law.
 - ii) where detached garages on two adjoining lots are located in their respective rear yards and accessed by a mutual driveway crossing the front lot line, the minimum required interior side yard shall be 1.4 metres on the side where the mutual driveway is located and 0.6 metres on the other side, except:
 - on a corner lot where the minimum required exterior side yard shall comply with this by-law; and,
 - on a lot that abuts a non-residential use (including a walkway) the minimum required interior side yard setback for the ground floor on the side where the mutual driveway is located shall be 1.4 metres and 1.2 metres on the other side.

Notwithstanding this note, in an RUV1 or RUV1(W.S) Zone the minimum required interior side yard shall be 1.4 metres on the side where the mutual driveway is located and 1.2 metres on the other side in all cases, except on a corner lot where the minimum exterior side yard shall comply with this by-law.
6. The minimum lot frontage may be reduced to 8.4 metres and the minimum lot area to 252 m² where a mutual driveway is provided.
7. The minimum lot frontage may be reduced to 10.7 metres and the minimum lot area to 252.4 m² where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.
8. No garage shall project more than:
 - 8.1 2.5 metres beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level;
 - 8.2 notwithstanding subparagraph 8.1 above, where a covered and unenclosed porch attached to the front wall or architecturally integrated into the front wall at the ground floor level or a habitable room (not including a bay or bow window or similar window projection with or without footings) at the ground floor level which projects beyond the most distant point of the front wall of the dwelling to the street line is provided:
 - a) no garage shall project more than 2.5 metres beyond the said habitable room or the closest structural element of a covered and unenclosed porch (not including stairs, eaves or gutters) to the street line at the ground floor level;
 - b) where the said habitable room or covered and unenclosed porch is provided, in no case shall a garage project more than 4.5 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground level;
 - c) notwithstanding, subparagraph 8.2 b) above, a garage may project more than 4.5 metres beyond the front wall at the ground floor level provided:

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- i) a minimum of fifty percent (50%) of the width of the front wall, at the ground floor level, is located 4.5 metres or less from the front of the garage;
 - ii) a covered and unenclosed porch is located along the entire front wall at the ground floor level;
 - iii) a garage shall not project more than 2.5 metres beyond the closest structural element of the said covered and unenclosed porch at the ground floor level; and,
 - iv) the provisions of subparagraph 8.2 c) ii) and iii) shall not apply where the width of the front wall, at the ground floor level, is equal to or greater than the exterior width of the garage.
- d) no garage shall project more than 2.5 metres beyond a second-storey habitable room over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage.

8.3 in the case of a wide and shallow lot, no garage shall:

- a) project more than 2.5 metres beyond a second-storey over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;
- b) project more than 2.5 metres beyond the closest structural element of the covered and unenclosed porch (not including stairs, eaves or gutters) attached or architecturally integrated into the front wall or a habitable room at the ground floor level;
- c) project more than 3.0 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground floor level; and,
- d) nothing in Note 8.3 shall prevent the construction of a one-storey dwelling or garage. Where a garage is constructed without a room above all or a portion of the garage, the front wall of the garage shall not project more than 2.5 metres beyond the front wall of the dwelling.

8.4 nothing in Note 8, or each subparagraph, shall prevent the construction of any storey above the ground floor level to the minimum front yard except as may be provided for in this by-law.

8.5 for the purposes of Note 8 and each subparagraph, front wall means any part of the dwelling, at the ground floor level, which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including:

- i) any part of the garage;
- ii) a bay window or similar window projection, with or without footings, located in the interior or exterior yard; and,
- iii) any wall located a distance equal to or greater than one half of the overall length of the dwelling from the point of the front wall of the dwelling closes to the front line.

9. The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.

10. The minimum exterior side yard shall be 3.0 metres if the exterior side yard abuts an arterial, primary or collector road having a right-of-way width of 23 metres or greater, or any non-residential use, excluding an open space zone or walkway.

11. Where a dwelling unit fronts onto a single loaded road, the minimum parking requirement shall be two (2) spaces per unit. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.

12. The minimum lot frontage may be reduced to 5.5 metres and the minimum lot area to 165 m² where a lot abuts a single loaded road.

13. The maximum lot frontage may be increased to 10.75 metres on a corner lot.

14. The minimum size of a parking space located on a driveway on a lot not accessed by a lane may be reduced to 2.5 metres by 5.8 metres. The minimum size of a parking space located on a driveway for a lot accessed by a lane may be reduced to 2.5 metres by 6.0 metres.

15. Where a garage of a single detached dwelling is located on a lot and no part of the garage projects beyond the most distant point of the front wall of the dwelling to the street line, the interior setback for the dwelling or portion thereof may be reduced 0.6 metres provided the opposite side yard on the same lot is a minimum of 1.2 metres and does not abut an OSI Open Space Conser Zone or non-residential use. When a doorway is provided in an interior sideyard, the minimum setback measured perpendicular from the door to the interior side lot line shall be 1.2 metres. For the purposes of this note, front wall means any part of the dwelling at the ground floor level which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including any part of the garage.

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16. The maximum building height may be increased to 11 metres where a lot abuts an arterial, primary, or collector road having a right-of-way width of 20 metres or greater, or a single loaded road abutting an arterial road or provincial highway, provided that the lot does not abut any "WS" – Wide and Shallow Zone. For the purposes of this note a single loaded road shall mean a public highway upon which buildings are constructed on only one side.
17. For all Blocks shown on Schedule "E-1136H" the lot frontage for interior units shall be a minimum of 5.5 metres/unit.
18. For all Blocks shown on Schedule "E-1136H" the lot area for a lot not accessed by a lane shall be a minimum of 165 m²/unit.
19. For all Blocks shown on Schedule "E-1136H" the lot area for a lot accessed by a lane shall be a minimum of 150 m²/unit.
20. For all Blocks shown on Schedule "E-1136H" the lot depth for a lot accessed by a lane shall be a minimum of 28 metres, where lots within Blocks 15, 16 and 17 on Schedule "E-1136H" gain access from the interior road, and where a 0.3 metre reserve is required across the Dufferin Street frontage, the required minimum lot depth can be reduced by 0.3 metres so as not to require an increase of lot depth from the road right-of-way by 0.3 metres.
21. The maximum lot frontage for the west portion of semi-detached residential Lot 1 on Schedule "E-1136B" shall be 28 metres; the maximum lot frontage for the north portion of semi-detached residential Lot 44 on Schedule "E-1136B" shall be 12 metres; and, the maximum lot frontage for the west portion of semi-detached residential Lot 132 on Schedule "E-1136B" shall be 15 metres.
22. The maximum lot frontage for lots in the RVM1 (WS-B) Zone on Schedule "E-1136J" shall be 12 metres; the maximum lot frontage for lots in the RVM1 (WS-B) Zone on Schedules "E-1136B" and "E-1136E" shall be 18 metres; and, the maximum lot frontage in the RVM1(WS-B) Zone on Schedule "E-1136A" shall be 14 metres.
23. The maximum lot frontage for lots in the RVM1(B) Zone on Schedule "E-1136C" shall be 10 metres; the maximum lot frontage for the lots in the RVM1(B) Zone on Schedule "E-1136F" shall be 11.0 metres and the maximum frontage may be increased to 12.5 metres on a corner lot; the maximum lot frontage for the east portion of semi-detached residential Lot 1 on Schedule "E-1136G" shall be 12.01 metres; the maximum lot frontage for the west portion of semi-detached residential Lot 1 on Schedule "E-1136G" shall be 13.21 meters; and, the maximum lot frontage for the west portion of semi-detached residential Lot 10 and the east portion of semi-detached residential Lot 20 on Schedule "E-1136I" shall be 12.65 metres.
24. A building may exceed 15 metres in height provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.
25. For Blocks 209 and 215 on Schedule "E-1136E", a strip of land not less than 3 metres in width shall be provided along the front lot line (Spinnaker Way) and shall be used for no other purpose than landscaping. For Block 209 on Schedule "E-1136E", a strip of land not less than 9 metres in width shall be provided along the rear lot line (Confederation Parkway) and shall be used for no other purpose than landscaping. In each of the said situations, the provision of access driveways shall be permitted across the said strips. Subsection 6.1.6(a), (b) and (d) shall not apply to Blocks 209 and 215 on Schedule "E-1136E".
26. The minimum interior side yard requirement may be reduced to 3 metres where a mutual driveway is provided.
27. For the lands zoned RVM1(A) on Schedule "E-1136H" an exterior side yard may be reduced to 1.2 metres where adjacent to a 7.5 metre public laneway.
28. The minimum lot depth for Lot 40 on Schedule "E-1136B" shall be 25 metres.
29. Where a lot gains access from a rear laneway, and where a 0.3 metre reserve is required across the street frontage and/or exterior side yard flankage, the required minimum lot depth, minimum front yard and minimum exterior side yard can be reduced by 0.3 metres so as not to require an increase of lot depth or setbacks from the road right-of-way by 0.3 metres.

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