

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 178-2023

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 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 A Agricultural Zone to RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:
 - 9(1570) A. The following provisions shall apply to all lands zoned RT1(H) Residential Townhouse 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*. Lands zoned RT1 Residential Townhouse Zone with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 178-2023.
 - B. Removal of the Holding Symbol (“H”) from the Subject Lands shall be contingent on the following:
 - i. 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.

C. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.21 respecting Frontage on a Public Street
- c) Subsection 4.22.2.ii respecting permitted encroachments within the RT1 Zone;
- d) Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1724":

- ai) ACCESSIBLE PARKING SPACE (PARALLEL) shall mean a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities with a minimum size of 7.3 m in length and 3.4 m in width with a 1.5 m wide barrier-free access aisle, for end spaces;
- a ii) DWELLING, STREET TOWNHOUSE shall mean a townhouse dwelling in which each unit is situated on its own lot, which abuts or fronts a public street or private common element condominium road;
- a iii) LOT shall mean a parcel of land fronting a street or private common element condominium road;
- a iv) STREET shall mean a public street or a common element road;
- a v) VISITOR PARKING SPACE (PARALLEL) shall mean a parking space with a minimum size of 6.7 m in length by 2 m in width for interior spaces and 7.3 m in length by 2 m in width for end spaces;
- bi) A street townhouse dwelling situated on a freehold lot shall

be permitted to front onto a private common element condominium road.

- ci) A no encroachment zone of 0.9 m shall be maintained inside the property line within the front yard and exterior yard, and with the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
- di) The minimum lot area shall be 143 m², per unit.
- dii) The minimum lot depth shall be 23.9 m.
- diii) The minimum front yard setback shall be 3.5 m.
- div) The minimum rear yard setback shall be 4.4 m.
- dv) The minimum exterior side yard setback shall be:
 - i. 1.5 m (Block C)
 - ii. 1.2 m (Block D)
 - iii. 1.4 m (Block E)
 - iv. 1 m (Block F)
- dvi) The minimum exterior side yard setback abutting site triangle shall be:
 - i. 2.7 m (Block C)
 - ii. 1.3 m (Block F)
- e) Adding Schedule "E-1724 attached hereto as Schedule "1".
- f) Deleting Key Map 3F and substituting therefor Key Map 3F attached hereto as Schedule "2".

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

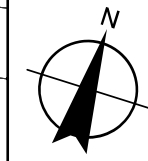
Voted in favour by City of Vaughan Council this 14th day of November, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

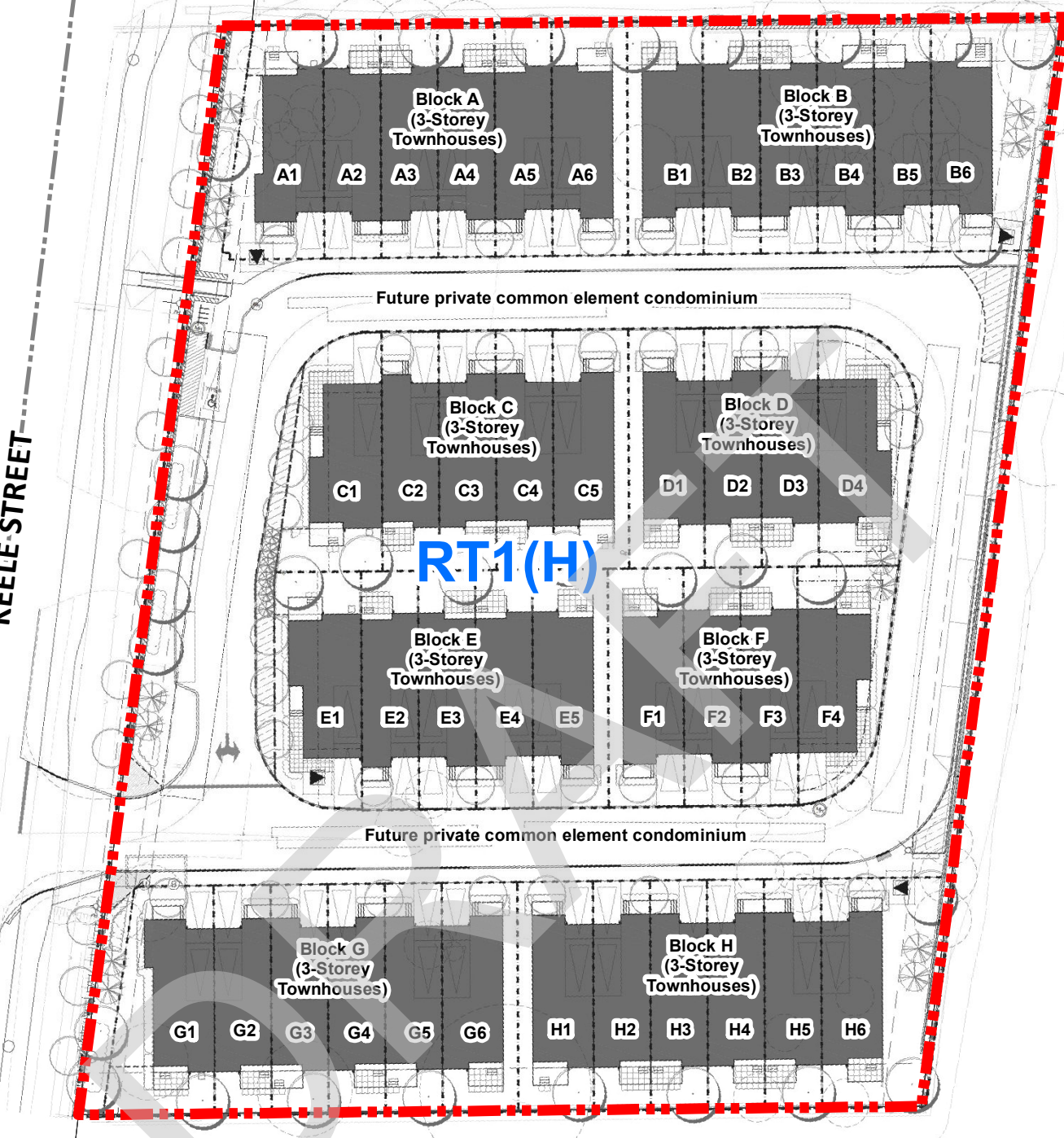
DRAFT

Authorized by Item No. 4 of Report No. 39 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 17, 2023.
City Council voted in favour of this by-law on November 14, 2023.
Approved by Mayoral Decision MDC 006-2023 dated November 14, 2023.
Effective Date of By-Law: November 14, 2023.

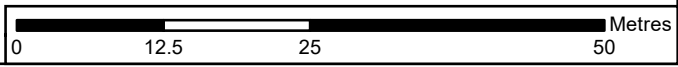
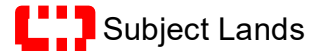


CRESTBANK COURT

KEELE STREET



THIS IS SCHEDULE 'E-1724'
 TO BY-LAW 1-88
 SECTION 9(1570)



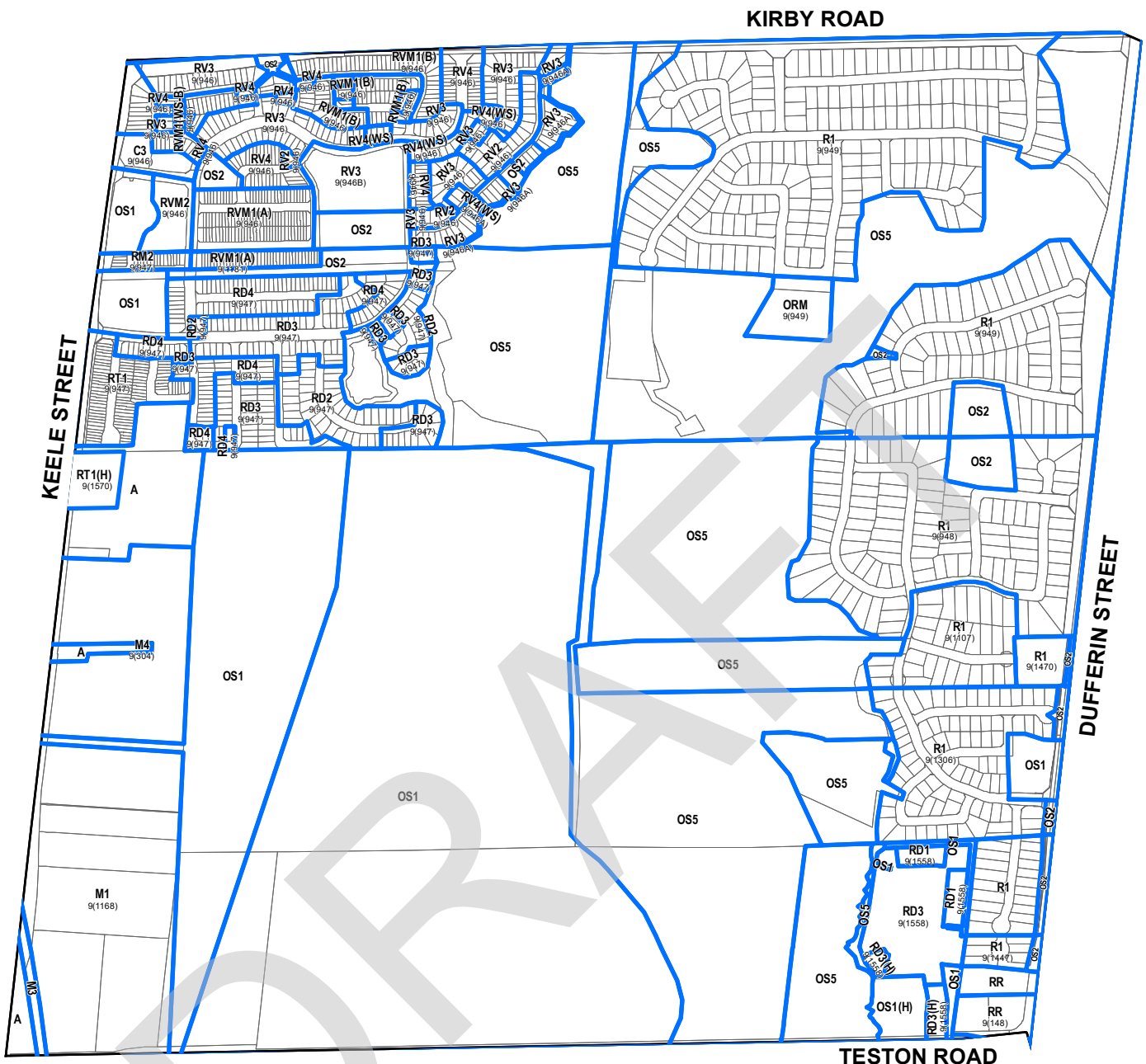
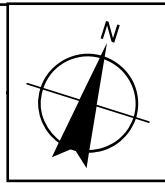
**THIS IS SCHEDULE '1'
 TO BY-LAW 178-2023
 PASSED THE 14TH DAY OF NOVEMBER, 2023**

FILE: Z.21.036
RELATED FILES: 19T-21V007, DA.22.065
LOCATION: Part of Lot 28, Concession 3
APPLICANT: 11191 Keele St. GP Inc.
CITY OF VAUGHAN

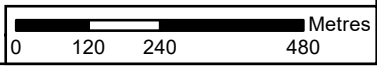
SIGNING OFFICERS

 MAYOR

 CLERK



**KEY MAP 3F
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 178-2023
PASSED THE 14TH DAY OF NOVEMBER, 2023**

FILE: Z.21.036
RELATED FILES: 19T-21V007, DA.22.065
LOCATION: Part of Lot 28, Concession 3
APPLICANT: 11191 Keele St. GP Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

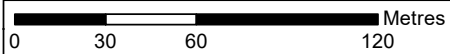
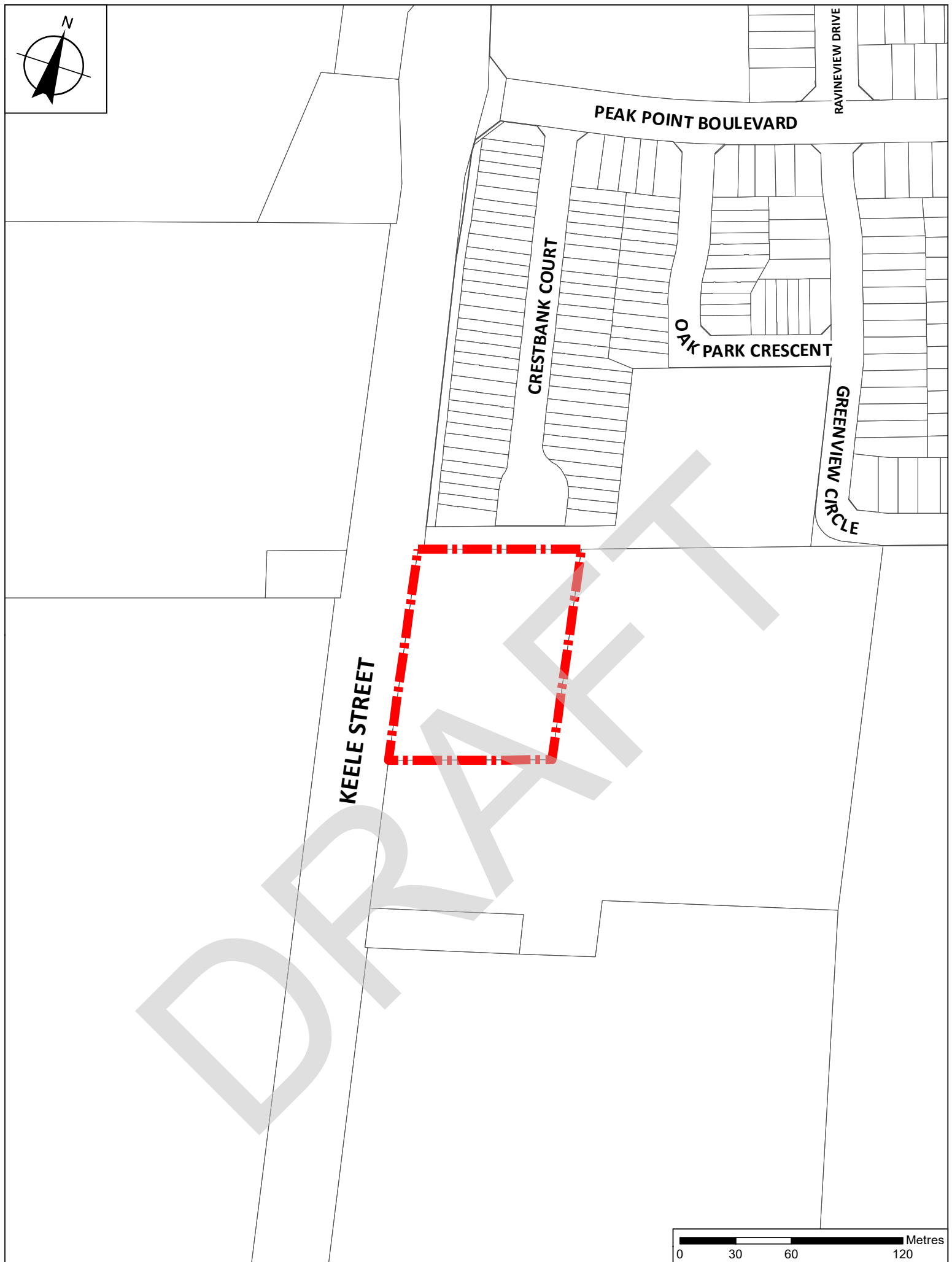
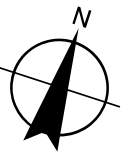
SUMMARY TO BY-LAW 178-2023

The lands subject to this By-law are located on the east side of Keele Street between Teston Road and Kirby Road, municipally known as 11191 Keele Street, being Part of Lot 28, Concession 3.

The purpose of this by-law is to rezone the lands from “A Agricultural Zone” to “RT1(H) Residential Townhouse Zone” with the Holding Symbol (‘H’) to facilitate the development of 42 townhouses on a private common element condominium road.

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 condition respecting servicing allocation has been satisfied.

DRAFT



LOCATION MAP TO BY-LAW 178-2023

FILE: Z.21.036
RELATED FILES: 19T-21V007, DA.22.065
LOCATION: Part of Lot 28, Concession 3
APPLICANT: 11191 Keele St. GP Inc.
CITY OF VAUGHAN

