

Attachment 6:
 Proposed Draft Zoning By-law Amendment and Site-specific Exceptions

***THE CITY OF
 VAUGHAN
 BY-LAW***

BY-LAW NUMBER ###-2026

A By-law to amend City of Vaughan Comprehensive Zoning By-law 001-2021.

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 Figure “XXXX” attached hereto as Schedule “1” from “Agricultural Zone – A”, “Agricultural Zone – A483”, “Environmental Protection – EP483” and “Environmental Protection – EP” to “Environmental Protection – EP”, “Townhouse Residential Zone XX – RT1-XX”, “Fourth Density Residential Exception Zone XX – R4A-XX”, and “Public Open Space Zone - OS1” in the manner shown on Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.XXX as follows:

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| Exception Number XXXX | Municipal Address: 1061 Major Mackenzie Drive and 271 Valley Vista Drive |
| Applicable Parent Zone: RT1 and R4A | |
| Schedule A Reference: Map “X” | Part of Lots 19 and 20, Concession 2 |
| By-law “XXXX” | |
| 14.XXXX.1 Lot and Building Requirements | |
| i. Notwithstanding Table 7-7 “Lot and Building Requirements for the RT1 and RT2 Zones”, the following lot and building requirements shall apply to the lands zoned RT1 Townhouse Residential Zone for Private Road | |

or Common Element Road, Figure “E-XXXX” and shown as Blocks 1-6 in Schedule 3:

- i. The minimum required side yard shall be 1.2 metres where the interior side lot line abuts a walkway, greenway, or stormwater management facility.
 - ii. The minimum required exterior side yard shall be 2.0m. The minimum exterior side yard shall be 2.0 m where abutting a road, lane, common element road.
 - iii. The maximum lot coverage shall not apply.
 - iv. The maximum building height shall be three storeys.
 - v. Notwithstanding Section 4.19.1.2(a), “Soft Landscaping Requirements”, where a lot frontage is between 6.0m and 11.99m, the minimum landscape shall be 15%, of which 50% shall be soft landscape.
 - vi. Notwithstanding the requirements of Table 6-11 in Section 6.7.3, the maximum driveway width for lots with a frontage between 7.0 m and 8.99 m shall not apply.
 - vii. A minimum distance of 0.6m shall be required from any permitted encroachments to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15m to the nearest lot line.
- ii. Notwithstanding Table 7-7 “Lot and Building Requirements for the RT1 and RT2 Zones”, the following lot and building requirements shall apply to the lands zoned RT1 Townhouse Residential Zone for Private Road or Common Element Road, Figure “E-XXXX” and shown as Blocks 7-53 in Schedule 3:
- i. The minimum lot frontage shall be 5.5m.
 - ii. The minimum lot area shall be 70 m².
 - iii. The minimum front yard shall be 1.8m.
 - iv. The minimum rear yard shall be 0.6m
 - v. The minimum required side yard shall be 1.2 metres where the interior side lot line abuts a walkway, greenway, or stormwater management facility.
 - vi. The minimum required exterior side yard shall be 1.2 m. The minimum exterior side yard shall be 1.2 m where abutting a road, lane, common element road.
 - vii. Where a dwelling unit abuts a curved corner, the exterior side yard shall be 0.0m.
 - viii. The maximum lot coverage shall not apply.
 - ix. The maximum building height shall be three storeys.
 - x. A minimum amenity space of 8 m² per unit is required.
 - xi. Notwithstanding the requirements of Table 6-1 in Section 6.3.1, the minimum parking space width shall be 2.59 m.

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| | <ul style="list-style-type: none"> xii. Notwithstanding the requirements of Table 6-11 in Section 6.7.3, the maximum driveway width for lots with a frontage less than 6.0 m shall not apply. xiii. A minimum distance of 0.6m shall be required from any permitted encroachments to the nearest lot line except eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15m to the nearest lot line. <p>iii. Notwithstanding Table 7-5 “Lot and Building Requirements for the R4 and R5 Zones”, the following lot and building requirements shall apply to the lands zoned R4A Fourth Density Residential Zone, as shown on Figure “E-XXXX”:</p> <ul style="list-style-type: none"> i. The maximum building height shall be three storeys. ii. The maximum lot coverage shall not apply. iii. The minimum required side yard shall be 1.2 metres on one side and 0.6 metres on the other provided that, for interior lots, the larger required side yard may be adjacent to the larger side yard or a rear yard on the adjoining lot. iv. Notwithstanding Section 4.19.1.2(a), “Soft Landscaping Requirements”, where a lot frontage is between 6.0m and 11.99m, the minimum landscape requirement shall not apply. v. Notwithstanding Section 4.19.1.2(b), “Soft Landscaping Requirements”, where a lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 33%, of which 60% shall be soft landscaping. <p>iv. Notwithstanding Table 4-1 “Permitted Encroachments into Required Yards”, the following encroachments shall apply to the lands shown in Figure E-XXXX:</p> <ul style="list-style-type: none"> i. Access stairs, open, or unenclosed shall be permitted to encroach into a minimum required interior side yard by maximum of 0.6m. |
| 14.XXXX.2 | Figures |
| Figure E-XXX | |

2. Adding a new Figure E-XXXX in Subsection 14.XXXX attached hereto as Schedule “1” and “3”.
3. Deleting Maps 151, 152, 170 and 171 in Schedule A therefore Maps 151, 152, 170 and 171 attached hereto as Schedule “2”.
4. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.