

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 170-2018

A By-law to amend City of Vaughan By-law 1-88.

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 the City of Vaughan By-Law 1-88, as amended, be and it hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto, from C5(H) Community Commercial Zone with the Holding Symbol (“H”) subject to Exception 9(1327) to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone in the manner shown on said Schedule “1”.
 - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1469) Notwithstanding the provisions of:

 - a) Subsection 2.0 Definitions;
 - b) Subsection 3.14 c) respecting Permitted Yard Encroachments and Restrictions
 - c) Subsection 3.21 respecting Frontage on a Public Street;
 - d) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - e) Section 4.22.2 respecting encroachments of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies; and
 - f) Schedule “A3” respecting Minimum Lot Frontage, Lot Area, Front, Rear, Interior and Exterior Side Yard setbacks, Lot Depth, and Building Height and Maximum Garage Width requirements for lands zoned RT1 Residential Townhouse Zone (Standard Lot);

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1599”:

 - ai) for the purpose of this paragraph, “Dwelling, Street Townhouse”, shall be defined as follows:

Dwelling, Street Townhouse – Means a townhouse dwelling in which each dwelling unit is situated on its own lot or parcel of tied land (“POTL”), which

abuts a public street or private common element road.

- bi) Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed may extend into a required interior side yard to a maximum distance of 0.6 m and may extend into a required front, exterior side or rear yard to a maximum of 2.5 m. In addition, a bay or box out window, which may or may not be constructed on footings, and not required to have side windows, may extend into a required interior, exterior, front or rear yard to a maximum of 0.6 m.
- ci) no person shall erect any building in any zone unless the lot upon which such building is to be erected fronts upon an improved public or a private street.
- di) the maximum driveway width for all end units that have less than 9 m lot frontage shall be 5.96 m.
- dii) Subsection 4.1.4 f) v) Notes (1) and (2) shall not apply.
- ei) In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard and exterior yard, and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
 - i) an enclosed or unenclosed porch (covered or uncovered) and canopies to a maximum of 2.5 metres, and eaves, gutters may encroach an additional 0.5 metres and steps may encroach up to the Front, Rear, and/or Exterior Lot Line;
 - ii) a 1.2 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle.
 - iii) the maximum finished floor elevation of an enclosed or unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.5 metres above finished grade.
- fi) the minimum lot frontage shall be as follows:
 - 5.6 m/unit for Buildings 1 to 12 and 17 to 22, and;
 - 5.8 m/unit for Buildings 13 to 16 and 23 to 34;
- fii) the minimum lot area shall be 139 m²;
- fiii) the minimum front yard shall be 2.7 m;

- fiv) the minimum rear yard shall be as follows:
 - 2.8 m for Buildings 1 to 12, and 17 to 22; and,
 - 7 m for Buildings 13 to 16 and 23 to 34.
 - fv) the minimum interior side yard shall be 1.0 m for Building 11, Unit 51;
 - fvi) the minimum interior side yard to a non-residential use including walkway or greenway shall be 1.2 m for Buildings 1, 4, 9, 19, 20 to 22, 31, and 32;
 - fvii) the minimum exterior side yard shall be 1.5 m;
 - fviii) the minimum setback to a site triangle shall be 1.3 m for Buildings 1, 6, 7, 13 to 18, and 21 to 27;
 - fix) the minimum lot depth shall be 25 m;
 - fx) the maximum building height shall be 12.5 m for Buildings 1 to 26;
 - fxi) the maximum garage width for all end units shall be 5.6 m.
- c) Deleting Schedule “E-1455” and substituting therefor the Schedule “E-1455” attached hereto as Schedule “2”.
 - d) Deleting Schedule “E-1455A” and substituting therefor the Schedule “E-1455A” attached hereto as Schedule “3”.
 - e) Deleting Schedule “E-1455B” and substituting therefor the Schedule “E-1455B” attached hereto as Schedule “4”.
 - f) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “5”.

2. Schedules “1”, “2”, “3”, “4” and “5” shall be and hereby form part of this By-law.

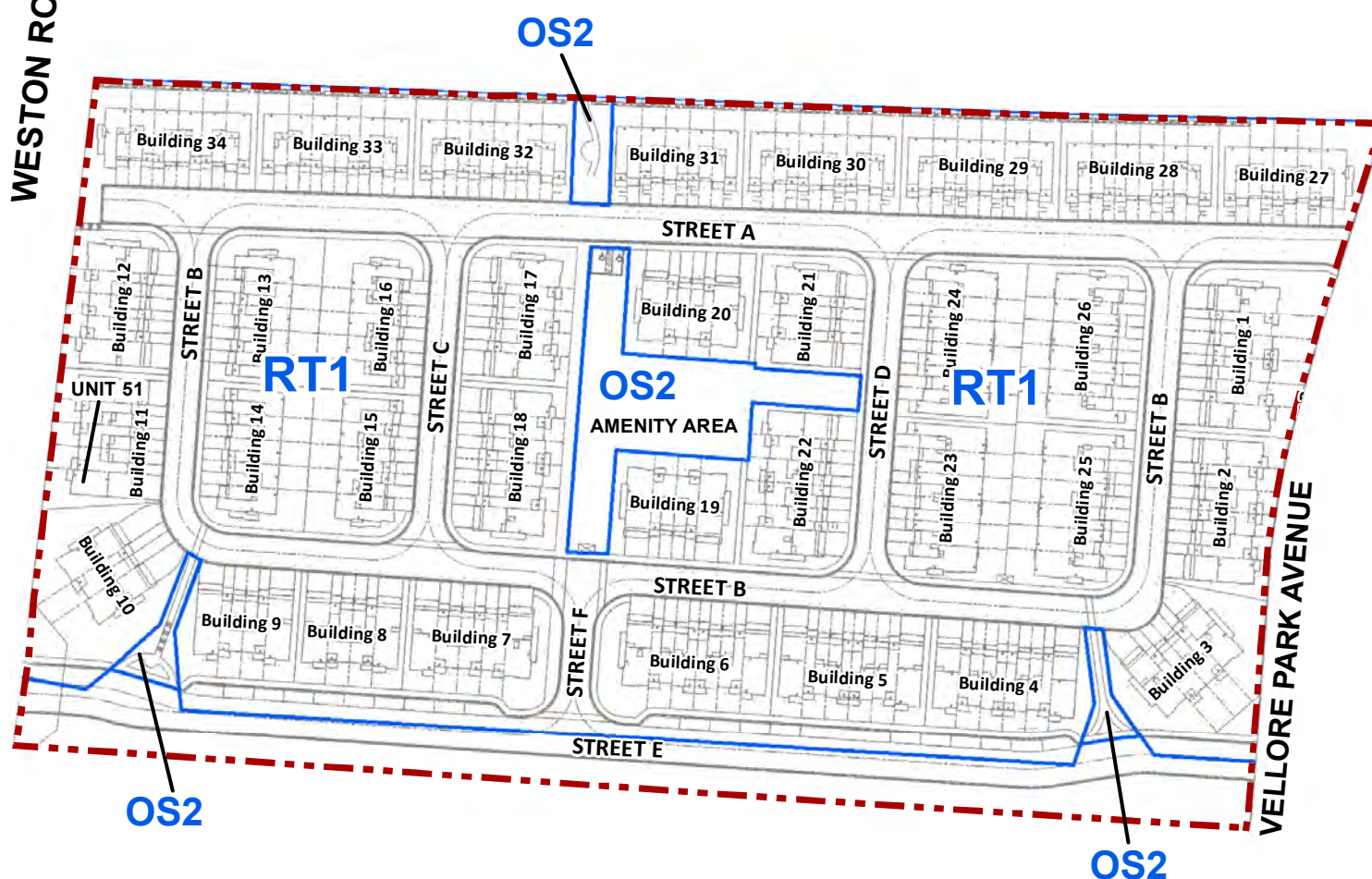
Enacted by City of Vaughan Council this 27th day of September, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

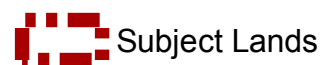


WESTON ROAD



VELLORE PARK AVENUE

THIS IS SCHEDULE 'E-1599'
TO BY-LAW 1-88 SECTION
9(1469)



Subject Lands

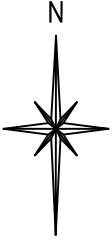
THIS IS SCHEDULE '1'
TO BY-LAW 170-2018
PASSED THE 27TH DAY OF SEPTEMBER, 2018

FILE: Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

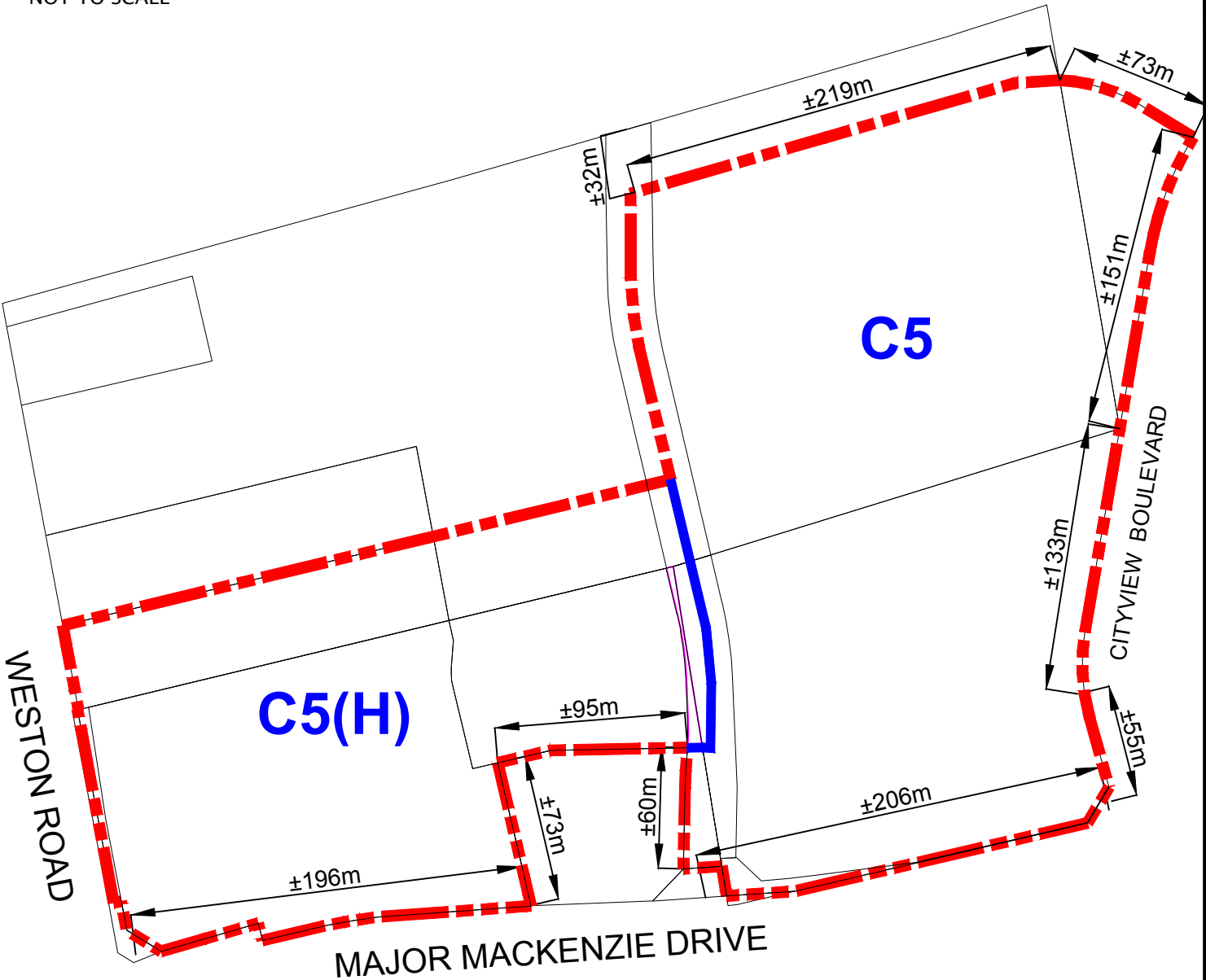
SIGNING OFFICERS

MAYOR

CLERK



NOT TO SCALE



THIS IS SCHEDULE 'E- 1455'
TO BY-LAW 1-88
SECTION 9(1327)

 SUBJECT LANDS

THIS IS SCHEDULE '2'
TO BY-LAW 170 - 2018
PASSED THE 27th DAY OF Sept, 2018

FILE No. Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
LOCATION: Part of Lot 21, Concession 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

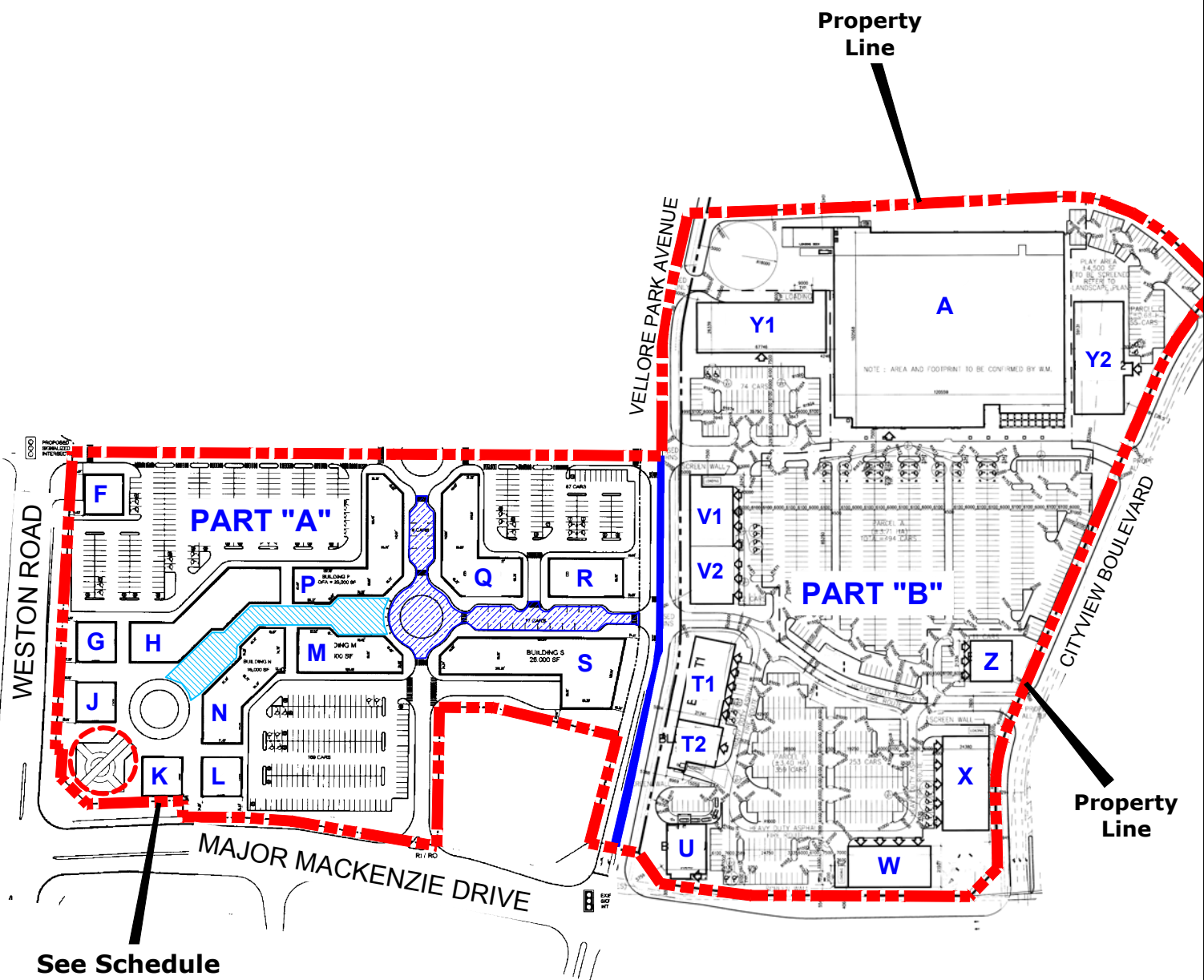
SIGNING OFFICERS

MAYOR

CLERK








NOT TO SCALE



See Schedule
'E-1455 B' for
further details

THIS IS SCHEDULE 'E-1455A'
TO BY-LAW 1-88
SECTION 9(1327)

LEGEND

-  BUILDING
-  PEDESTRIAN ONLY PROMENADE
(NO VEHICULAR ACCESS)
-  PEDESTRIAN PROMENADE
(VEHICULAR ACCESS PERMITTED)
-  URBAN SQUARE
-  SUBJECT LANDS

THIS IS SCHEDULE '3'
TO BY-LAW 170 - 2018
PASSED THE 27th DAY OF Sept, 2018

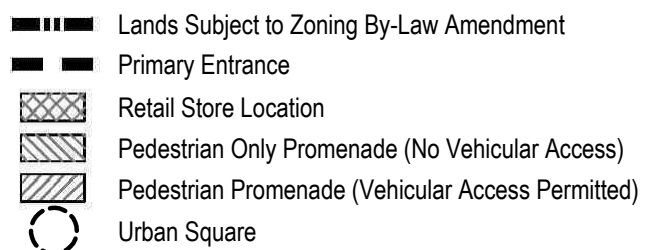
FILE No. Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
LOCATION: Part of Lot 21, Concession 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

N:\GIS_Archive\ByLaws\Z\z.18.001.dwg

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1455B'
TO BY-LAW 1-88
SECTION 9(1327)

THIS IS SCHEDULE '4'
TO BY-LAW 170 - 2018
PASSED THE 27th DAY OF Sept, 2018

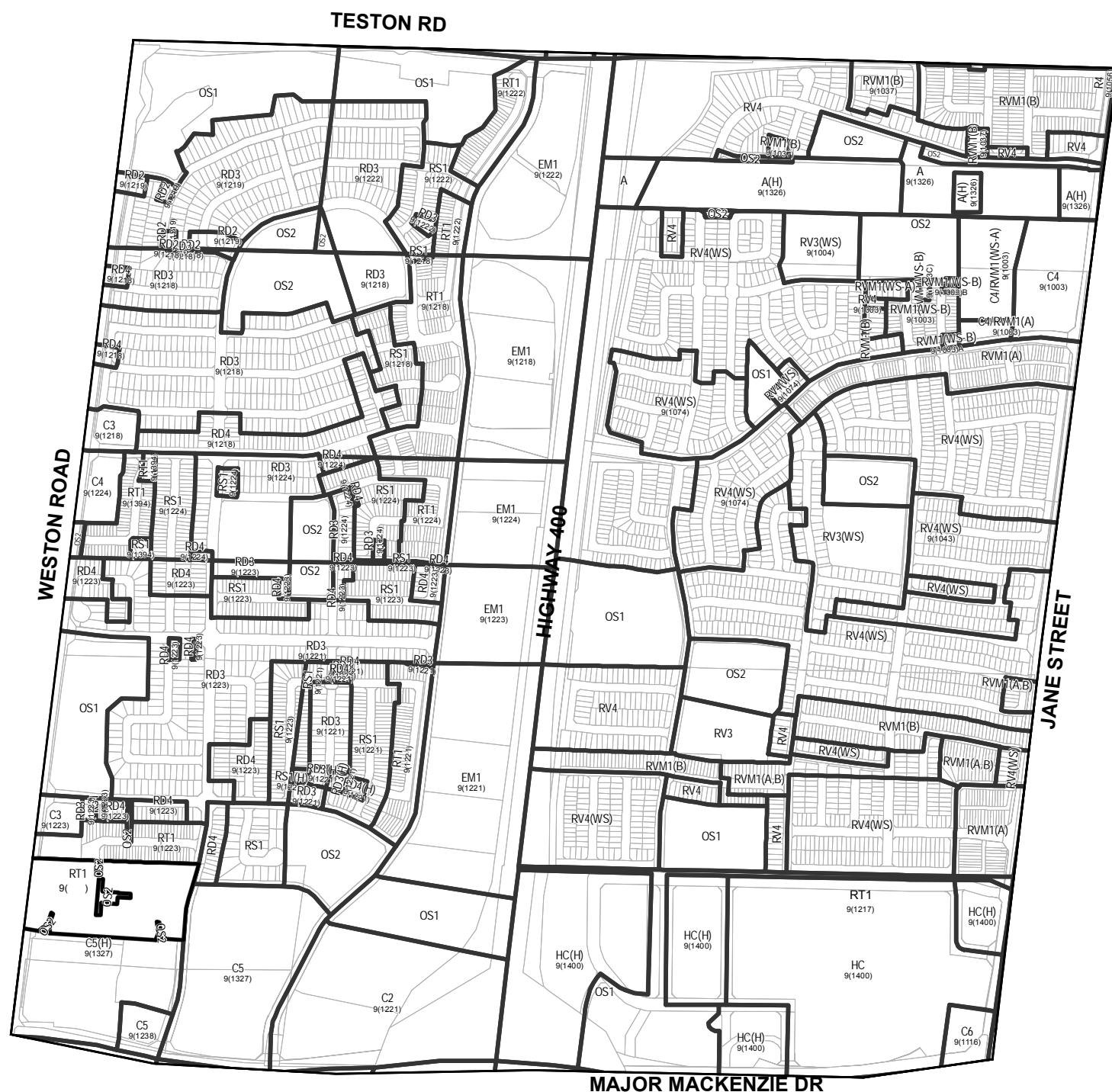
FILE No. Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
LOCATION: Part of Lot 21, Concession 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

N:\GIS_Archive\ByLaws\Z\z.18.001.dwg

SIGNING OFFICERS

MAYOR

CLERK



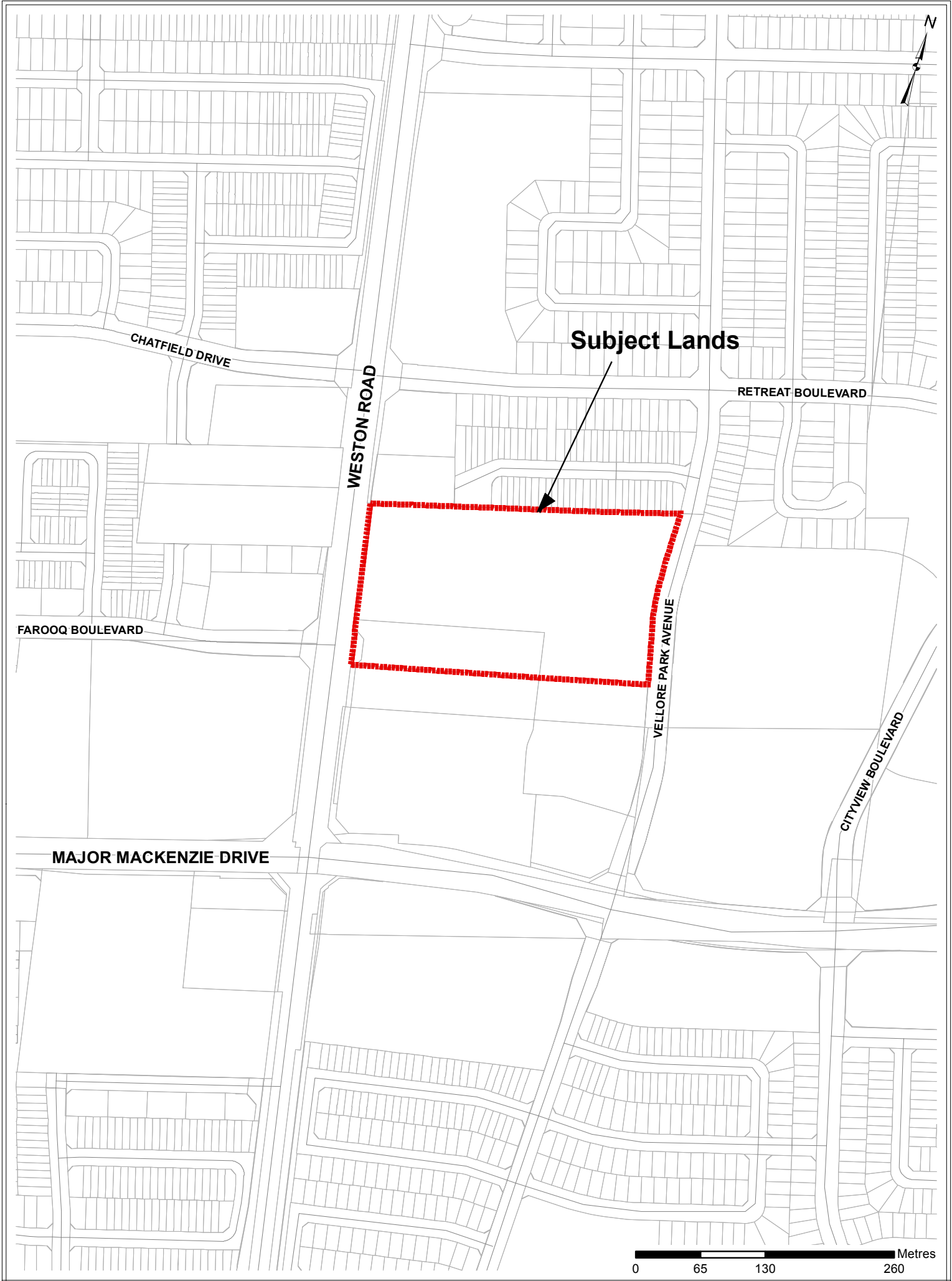
FILE: Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
ION: PART OF LOT 21, CONCESSION 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

CLERK

SUMMARY TO BY-LAW 170-2018

The lands subject to this By-law are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this by-law is to rezone the subject lands from C5(H) Community Commercial Zone with the Holding Symbol ("H") to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone with site specific zoning exceptions to permit the development of 179, 2 and 3-storey townhouse dwellings with frontage on a private common element condominium road, amenity areas and walkways.



LOCATION MAP TO BY-LAW 170-2018

FILE: Z.18.001
RELATED FILES: OP.18.004, DA.18.003 & 19T-18V002
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN