

ATTACHMENT 6

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2020

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

WHEREAS the matters herein set out are in conformity with the Vaughan 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 OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, R1 Residential Zone (exceptions 263 and 1090), and R2 Residential Zone to RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, RA3 Apartment Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(AAAA)

A. Notwithstanding the provisions of:

- a. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- b. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- d. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- e. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RD3 Residential Detached Zone Three;

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-_____”:

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- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: 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, exterior yard, rear 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 unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 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 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 1.2 metres above finished grade.
- di. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- ei. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight

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triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway,
Greenway, buffer block or storm water management pond;

- fi. The maximum permitted Building Height shall be 11.5m;
- gi. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots
with frontage of 12.0 m and greater shall be comprised of a Minimum of
30% Landscaped Front yard and 50% of Landscaped exterior side yard and a
minimum 60% of the Minimum Landscaped Front or Exterior side yard shall
be soft landscaping

c) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(BBBB)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS1 Zone shall be 1.5m for Lot 368;

d) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(CCCC)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot
292;

e) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(DDDD)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum interior side yard setback from an OS1 Zone shall be 1.5m for
Lot 374;
- ci. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot
374;

f) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(EEEE)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and

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- bi. For the purpose of this By-law for Lot 280, the most northerly lot line shall be deemed to be the rear lot line;

g) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(FFFF)

A. Notwithstanding the provisions of:

- f. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- g. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- h. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- i. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- j. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RT1 Residential Townhouse Zone;

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone shown as "Subject Lands" on Schedule "E-_____”:

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: 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, exterior yard, rear yard and into the minimum

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required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i) an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 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 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 1.2 metres above finished grade.
- di. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots with frontage of 12.0 m and greater shall be comprised of a Minimum of 30% Landscaped Front yard and 50% of Landscaped exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping
- ei. The maximum permitted Building Height shall be 13m;
- fi. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- gi. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;
- h) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
- “(GGGG)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 4.1.4 f) v) respecting Maximum Driveway Width;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;

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- d. Section 4.22.3 respecting the Residential Zones and Schedule “A3”
respecting the zone standards in the RT1 – Residential Townhouse Zone
(On a Lot Accessed By a Lane);

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone
(On a Lot Accessed By a Lane) shown as "Subject Lands" on Schedule "E-____”:

- ai. A Tandem Parking Space shall be defined as follows:
Parking Space, Tandem – Means a parking space which has access
through another parking space from a public or private lane;
- bi. Tandem parking spaces shall be permitted within a garage or carport;
- ci. The maximum driveway width shall be 6.0m;
- di. The maximum interior garage width shall be 6.1m;
- ei. The minimum no encroachment zone may be reduced to 1.0m from
the front lot line and 0.6m from a sight triangle;
- fi. The minimum lot depth shall be 23.0m;
- gi. The minimum lot area shall be 140 m²;
- hi. The minimum front yard setback shall be 3.0m;
- ii. The minimum rear yard setback shall be 6.0m to the dwelling and 0.0m
to the garage;
- ji. The minimum exterior yard setback shall be 3.0m;
- ki. The minimum setback to a sight triangle shall be 0.6m;
- li. The maximum building height shall be 13.0m;

- i) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
“(HHHH)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 3.8 a) and c) respecting the Minimum Parking Requirement for
residential dwellings, commercial and residential visitors;
- c. Subsection 3.13 respecting the Minimum Landscaped Area;
- d. Subsection 3.17 respecting Portions of Buildings Below Grade;
- e. Subsection 4.1.6 a) respecting Minimum Amenity Area;
- f. Section 4.12 respecting Uses Permitted in the RA3 Apartment Zone
- g. Schedule “A” respecting the zone standards in the RA3 Apartment Zone;

The following provision shall apply to the lands zoned RA3 Apartment Residential Zone
shown as "Subject Lands" on Schedule "E-____”:

- ai. For the purposes of zoning conformity, Block 505 and Block 506 shall
each be deemed to be one lot regardless of the number of buildings or

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structures erected and regardless of any conveyances, consents, severances, subdivisions, easements, or condominiums, or other permissions granted after the approval of this By-law, shall be deemed to comply with the provisions of this By-law;

- bi. The front lot line shall be the lot line abutting Street '1';
- ci. The minimum size of a parking space shall be 2.7m by 5.8m;
- di. The minimum parking requirements shall be:
 - 1. Residential at 1.5 spaces/unit, which includes visitor parking;
 - 2. Commercial at 3 spaces per 100 sq. m. GFA
- ei. The minimum setback from the front lot line, the exterior lot line and the site triangle for those portions of buildings below grade shall be 0.6m;
- fi. The minimum amenity area shall be provided at 10 m² per unit;
- gi. The following uses are permitted:
 - Apartment Dwelling
 - Residential Townhouse
- hi. The following commercial uses shall be permitted on the ground floor:
 - Banking and Financial Institution;
 - Business and Professional Office;
 - Club or Health Centre;
 - Dry Cleaning Depot;
 - Eating Establishment – with or without outdoor patio;
 - Eating Establishment, Convenience – with or without outdoor patio;
 - Eating Establishment, Take-out – with or without outdoor patio;
 - Personal Service Shop;
 - Pharmacy;
 - Retail Store;
- ii. The minimum lot area of Block 502 shall be 1.3 ha;
- ji. The minimum lot area of Block 503 shall be 1.7 ha;
- ki. The minimum front yard setback shall be 3m;
- li. The minimum rear yard setback shall be 6m to the main buildings and 1m to a loading area/garbage enclosure;
- mi. The minimum interior side yard setback shall be 3m;
- ni. The minimum exterior side yard setback shall be 4m;
- oi. The minimum setback from a sight triangle or round-about shall be 3m.

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- j) Adding Schedule "E-_____" attached hereto as Schedule "1".
- k) Deleting Key Maps 7B, 7C, 8B and 8C and substituting therefore the Key Maps 7B, 7C, 8B and 8C attached hereto as Schedule "2"

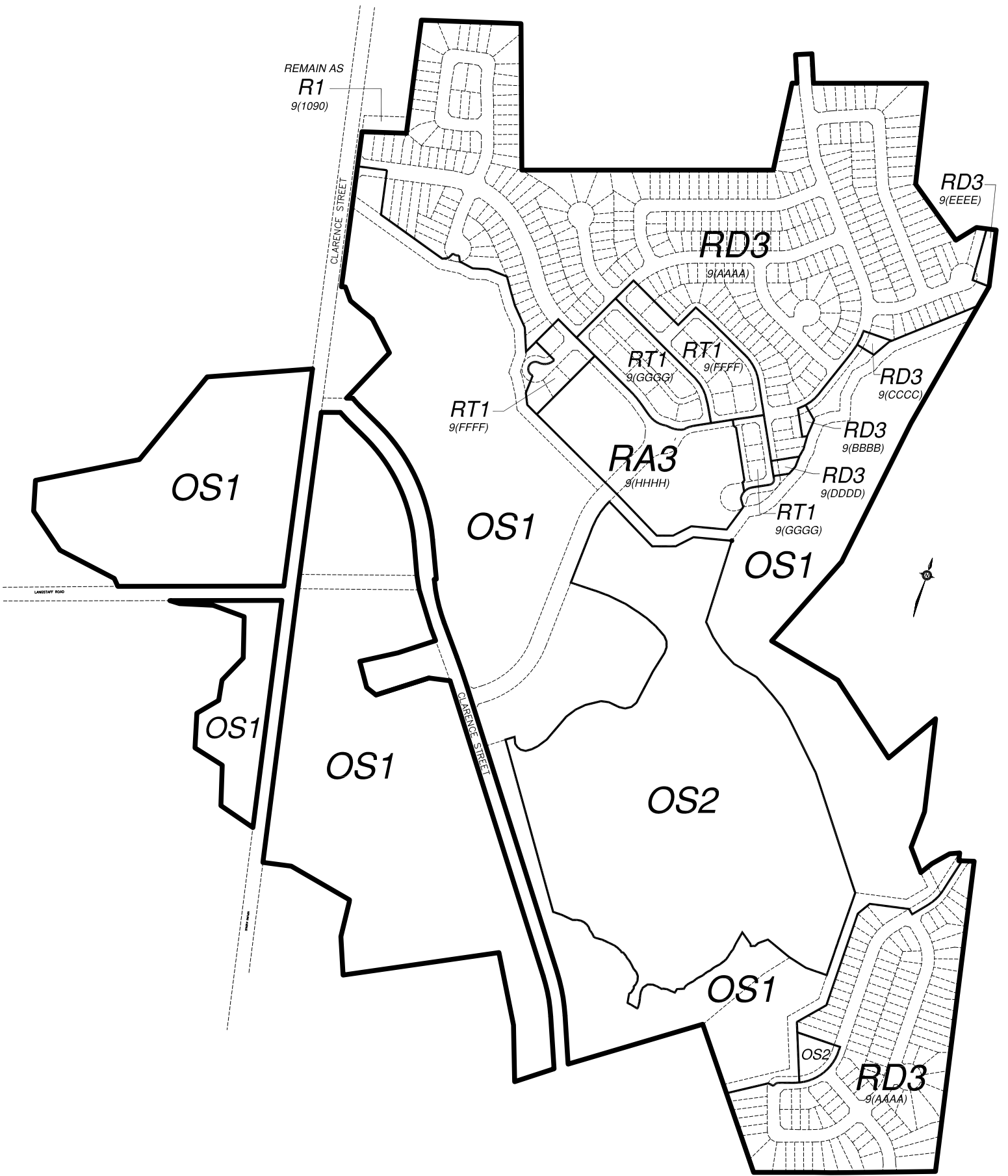
2. Schedules "1" and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this ___ day of ___, 2020

Hon. Maurizio Bevilacqua, Mayor

Jeffery A. Abrams, City Clerk

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THIS IS SCHEDULE 'E-____'

THIS IS SCHEDULE '1'
TO BY-LAW ____-2020
PASSED THE ____ DAY OF _____, 2020

FILE No. Z.19.____
APPLICANT: CLUBHOUSE DEVELOPMENTS INC.
LOCATION: Part of Lots 10 and 11, Concessions 7 and 8
CITY OF VAUGHAN