

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 123-2020**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 120-2012.**

**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 “Part B” on Schedule “E-1504(E)” attached hereto as Schedule “3”, from OS2 Open Space Park Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with a Holding Symbol “(H)”.
  - b) Deleting the first sentence of Paragraph A in Exception 9(1376) and substituting therefor the following sentence:

“A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)”, as shown on Schedules “E-1504”, “E-1504(B)”, “E-1504(C)”, “E-1504(D)” and “E-1504(E)”, until the Holding Symbol “(H)” is removed pursuant to Subsections 36(3) or (4) of the *Planning Act*.”
  - c) Deleting sentence ii) d) of Paragraph A in Exception 9(1376) and replacing with the following:

“d) That a design for Huntington Road, between Major Mackenzie Drive West and the existing Huntington Road, which identifies all necessary land requirements, has been completed in consultation

with York Region for the lands identified as the Subject Lands on Schedule “E-1504(E)”;

d) Adding the following Paragraph to Exception 9(1376):

“C. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions of a Lot, Street Townhouse Dwelling, Street Line and Parking Space;
- b) Section 3.8 g) regarding the width of a joint ingress and egress driveway accessing a parking area;
- c) Section 3.8 h) regarding the minimum distance between an intersection of street lines and the nearest driveway;
- d) Section 3.13 regarding minimum landscaped area;
- e) Section 3.17 respecting the minimum setback of portions of buildings below grade;
- f) Section 3.21 respecting Frontage on a Public Street;
- g) Sections 4.1.2 a) and 4.1.4 f) v) regarding the minimum Landscaped Front or Exterior Side Yard and minimum soft landscaped area;
- h) Section 4.1.4 b) i) & ii) regarding parking areas for Multiple Family Dwellings;
- i) Section 4.15.5 regarding the definition of a parking space for the RVM2 Residential Urban Village Zone;
- j) Section 4.15.6 and Schedule “A1” respecting the Residential Zone requirements for the RVM2 Residential Urban Village Zone;
- k) Section 4.21 respecting the uses permitted in an RVM2 Residential Urban Village Multiple Zone Two;
- l) Section 4.22.2 respecting the encroachment of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies;
- m) Section 4.22.2 ii. respecting the no encroachment zone

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;

- n) Section 4.22.3, Schedule “A3” and General Note A. respecting the Residential Zone requirements for the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1504(E)”:

- ai) For the purpose of this By-law, the following definitions shall apply:

LOT – Means a parcel of land with Lot Frontage on a public street or a private road;

DWELLING, STREET TOWNHOUSE – Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street or private road;

For Block 11, Unit 5 and Block 8, Unit 6 only:

PARKING SPACE – Means a rectangular area measuring a minimum of 2.7 m by 5.68 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;

STREET LINE – Means the dividing line between a lot and a street or a private road;

- bi) A parking area shall be provided with a means of access or driveway with a minimum width of 6 m and maximum width of 8.64 m, as shown on Schedule “E-1504(E)”;
- ci) The distance between an intersection of street lines

- and the nearest driveway shall be a minimum of 11.6 m for the intersection of Killington Avenue and Moody Drive to Block 1, Units 5 and 6;
- di) A minimum of 4% of the area of every lot for Blocks 1, 2, 9 and 10 shall be used for no other purpose than landscaping;
  - ei) The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 0.1 m;
  - fi) Section 3.21 shall not apply;
  - gi) The lot frontage shall be comprised of a minimum of 18% landscaped front or exterior side yard and a minimum sixty percent (60%) of the minimum landscaped front or exterior side yard shall be soft landscaping;
  - hi) A strip of land not less than one (1) metre in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip;
  - hii) The southern outdoor parking area shown on Schedule “E-1504(E)” shall not require screening on the east side only abutting Moody Drive;
  - ii) For Block 9, Unit 10 only: Notwithstanding Section 2, respecting the definition of a parking space, a parking space located on a driveway on a lot not accessed by a lane, means, a rectangular area measuring at least 2.7 m by 5.68 m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport

and private driveway leading thereto;

- ji) The minimum lot area shall be 83 m<sup>2</sup>;
- jii) The minimum yards in Schedule “A1” shall apply except for the following:

Blocks 1, 2, 9 and 10:

- i. The minimum front yard shall be 0.7 m;
  - ii. The minimum setback to the garage which faces a lot line shall be 5.68 m for Block 9, Unit 10 only;
  - iii. The minimum rear yard setback shall be 0 m;
  - iv. The minimum exterior side yard setback shall be 2.2 m for Blocks 1 and 2;
  - v. The minimum exterior side yard setback shall be 1.2 m for Block 9;
  - vi. The minimum exterior side yard setback shall be 0.79 m for Block 10.
- jiii) For Blocks 1, 9 and 10: The maximum building height shall be 12 m;  
  
For Block 2 only: The maximum building height shall be 12.4 m;
- ki) The permitted uses shall only include:
  - i. Street Townhouse Dwelling, which shall be subject to the RT1 Residential Townhouse Zone Requirements in Subsection 4.22.3 and Schedule “A3”; and
  - ii. Multiple Dwellings, which shall be subject to the RVM2 Residential Urban Village Multiple Zone Two Requirements in Subsection 4.15.6 and “Schedule A1”.
- li) Encroachments permitted into the minimum required front yard, exterior yard, and interior side yard for a lot

abutting a greenway, walkway, buffer block or stormwater management pond may also encroach into the minimum required rear yard.

- mi) A 0.5 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;
- ni) The minimum lot area shall be 116 m<sup>2</sup> for a Standard Lot and a Lot Accessed by a Lane;
- nii) The minimum lot depth shall be 19 m for a Standard Lot and a Lot Accessed by a Lane;
- niii) The minimum yards in Schedule "A3" shall apply except for the following:

Block 3:

- i. Unit 1: The minimum front yard shall be 2.61 m;
- ii. Units 2, 3, and 4: The minimum front yard shall be 4 m;
- iii. The minimum rear yard shall be 2.2 m;
- iv. The minimum interior side yard abutting a walkway shall be 1.2 m;
- v. The minimum exterior side yard shall be 1.5 m.

Block 4:

- i. The minimum front yard shall be 1.5 m;
- ii. The minimum rear yard shall be 1.6 m;
- iii. The minimum interior side yard abutting a walkway shall be 1.55 m;
- iv. The minimum exterior side yard shall be 1.5 m.

Blocks 5, 6, 7 and 8:

- i. The minimum front yard shall be 3 m;
- ii. The minimum rear yard shall be 4 m.

Block 11:

- i. The minimum front yard shall be 2.7 m;
  - ii. Units 1, 2, 3 and 4: The minimum rear yard shall be 3.6 m;
  - iii. Unit 5: The minimum rear yard shall be 0.61 m;
  - iv. The minimum exterior side yard shall be 1.5 m.
  - niv) The maximum building height shall be 12 m;
  - nv) The maximum interior garage width for a lot having a lot frontage less than 11 m shall be 3.15 m;
  - e) Deleting sentences e), ei), g) and gi) of Paragraph B. in Exception 9(1376);
  - f) Deleting Schedule “E-1504” and substituting therefor Schedule “E-1504” attached hereto as Schedule “2”;
  - g) Adding Schedule “E-1504(E)” attached hereto as Schedule “3”;
  - h) Deleting Key Map 9E and substituting therefor the Key Map 9E attached hereto as Schedule “1”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

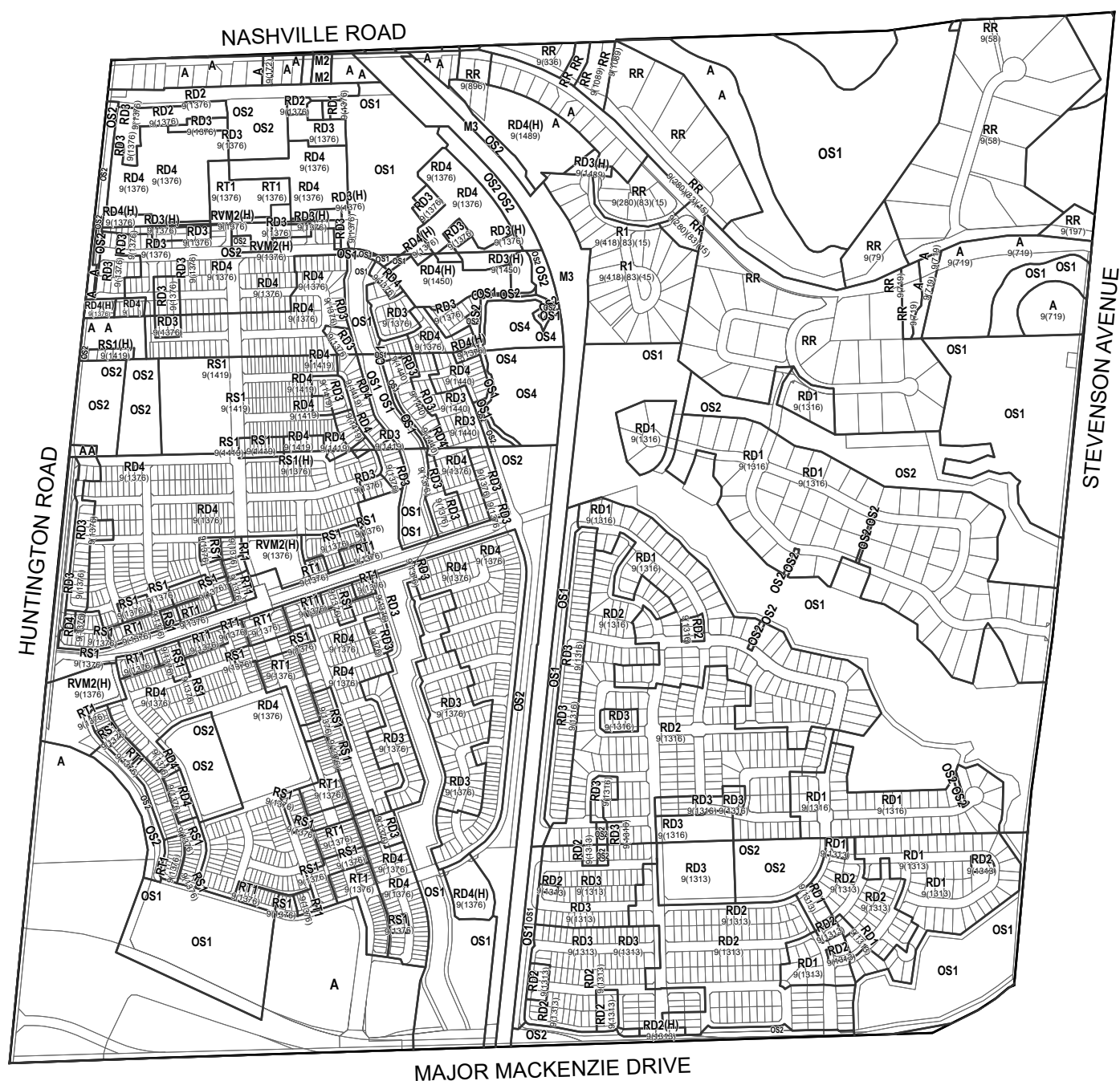
Enacted by City of Vaughan Council this 29<sup>th</sup> day of September, 2020.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

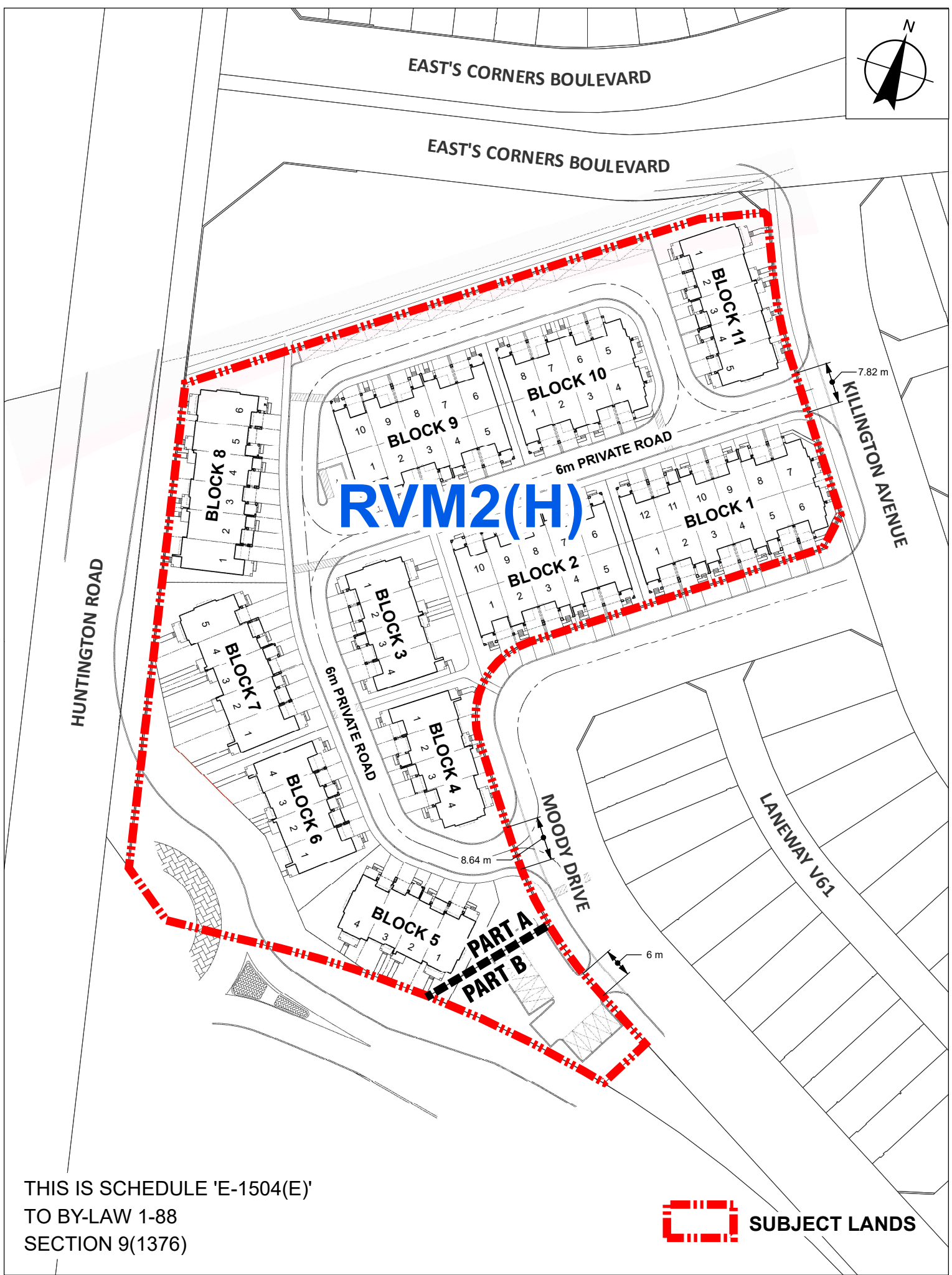


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## CLERK





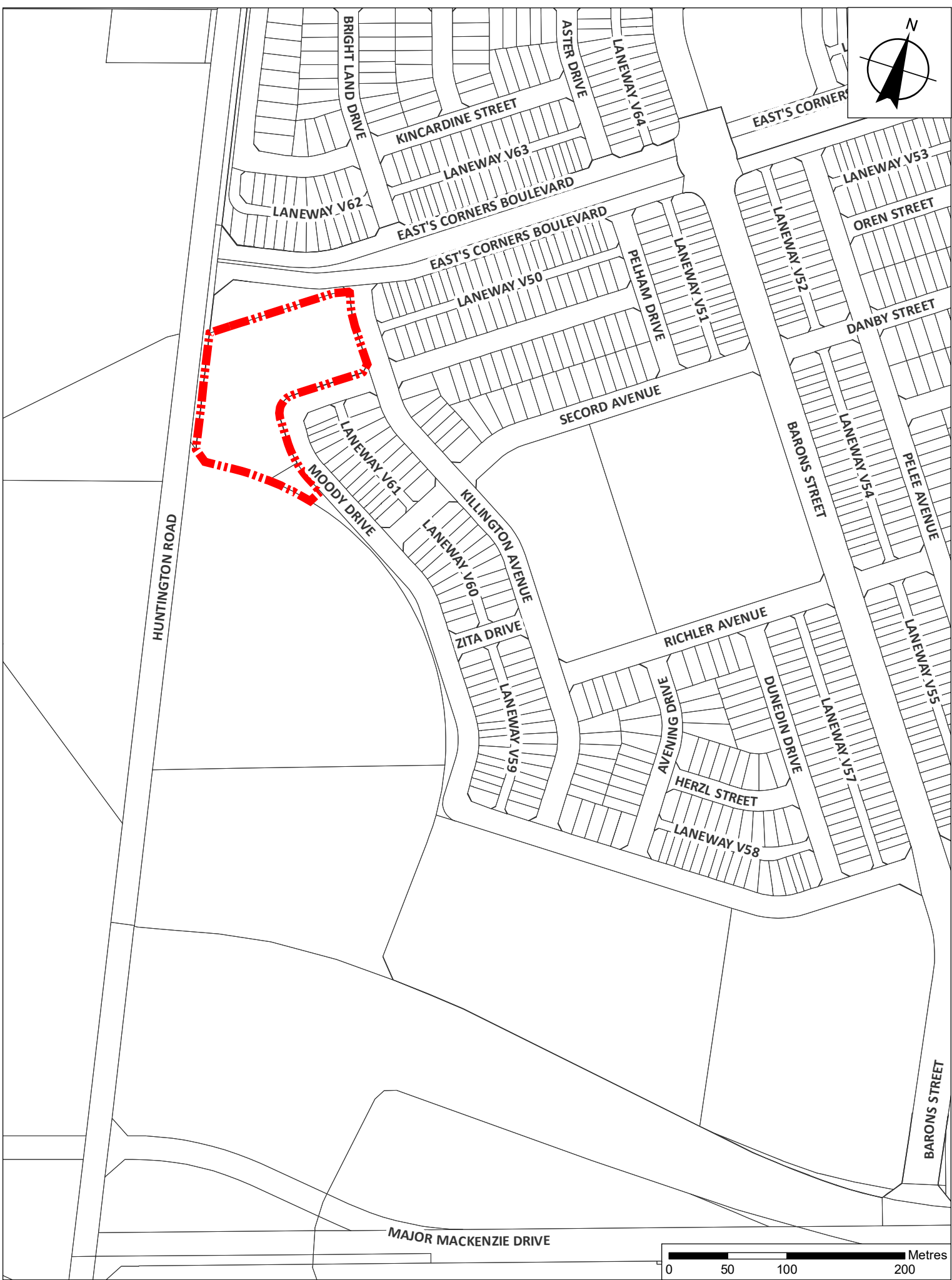

**SUBJECT LANDS**

## CLERK

## **BY-LAW NUMBER 123-2020**

The lands subject to this By-law are located on the south east corner of Huntington Road and East's Corners Boulevard, being Lot 22, Concession 9 and Part of Block 231, Plan 65-4373, City of Vaughan.

The purpose of this by-law is to rezone "Part B" of the subject lands from OS2 Open Space Park Zone to RVM2 Residential Urban Village Zone with the Holding Symbol "(H)" to facilitate the development of 32 Street Townhouse and 40 Multiple Dwellings on a private common element condominium road with site-specific zoning exceptions.



# LOCATION MAP TO BY-LAW 123-2020

**FILE:** Z.19.015  
**RELATED FILES:** 19T-10V004, DA.19.063  
**LOCATION:** Part of Lot 22, Concession 9  
**APPLICANT:** Nashville Developments (South) Inc.  
**CITY OF VAUGHAN**

