

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 034-2021

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 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 RT1 Residential Townhouse Zone One and OS2 Open Space Park Zone to RT1 Residential Townhouse Zone One with the Holding Symbol “(H)” and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Exception Paragraph 9(1469) in its entirety and replacing it with the following Exception Paragraph 9(1469);
“9(1469) Notwithstanding the provisions of:
 - a) Subsection 2.0 regarding definitions;
 - b) Subsection 3.14 respecting yard encroachments and restrictions;
 - c) Subsection 3.8 respecting parking requirements;
 - d) Subsection 4.22.2 respecting encroachments of an Unenclosed Poarch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies;
 - e) Subsection 4.29 respecting Uses Permitted; and,

- f) Subsection “A3” respecting Minimum Lot Frontage, Lot Area, Front, Rear, Interior and Exterior Site Yard setbacks, Lot Depth and Building Height 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, Back-to-Back Townhouse” and “Lot Line, Front”, shall be defined as follows:

Dwelling, Back-to-Back Townhouse: Means an attached low-rise residential building providing primary building frontage on two sides, with units sharing rear and side walls

Lot Line, Front: For Blocks 2 to 6 and 13 to 15, Street “1” shall be deemed to be the Front Lot Line

- bi) permit fireplaces may encroach 0.5 m into a side or rear yard
- bii) permit bay windows with or without footings to extend into a required front, exterior side or rear yard to a maximum of 1 m and shall not be permitted on to encroach on Blocks 26 and 27;
- biii) balconies may encroach into a required front yard to a maximum of 1.8 m for Blocks 1 and 15 to 19;
- biv) an air conditioner maybe permitted to encroach in any yard to a maximum of 0.6 m for Blocks 1 and 15 to 19;
- ci) the minimum parking requirement for Residential - Back-to-Back Townhouse dwelling shall be 2 parking spaces per dwelling unit;
- di) an unenclosed porch (with or without footings) may encroach 1.8 m into the front, exterior site or rear yard
- dii) notwithstanding section 4.22.2 ii), a 1 m 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;

- diii) a minimum 1 m no encroachment shall be maintained for steps for Blocks 2 to 5, 13 to 15, 26 and 27
- div) an encroachment shall be permitted within a rear yard of 3.8 m for Block 13 - Unit 64
- ei) permit the additional use of Back-to-Back Townhouse Dwellings;
- fi) the minimum lot frontage shall be as follows:
 - 5.6 m (Blocks 2 to 5, 26 and 27);
 - 5.8 m (Blocks 6 to 12, 20 to 25 and 28 to 31); and,
 - 6.4 m (Blocks 1, 13 to 19).
- fii) the minimum lot area shall be as follows:
 - 140 m² (Blocks 6 to 12 and 20 to 31);
 - 135 m² (Blocks 2 to 5 and 13 to 15); and,
 - 85 m² (Blocks 1 and 16 to 19);
- fiii) the minimum front yard setback shall be 3.9 m;
- fiv) the minimum rear yard setback shall be as follows:
 - 7 m (Blocks 6 to 11, 20, 21 and 23 to 31);
 - 4 m (Blocks 2 to 5);
 - 0 m (Blocks 1 and 16 to 19);
 - 6.5 m (Block 12);
 - 3.8 m (Block 13);
 - 1.69 m (Block 13, Unit 64);
 - 3.6 m (Block 14);
 - 3 m (Block 15); and,
 - 5.5 m (Block 22);
- fv) the minimum interior side yard (end units) setback shall be 1.2 m;
- fvi) the minimum interior side and rear yard setback abutting a non-residential use including walkway blocks shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31;

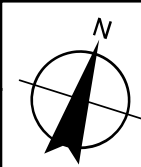
- fvii) the minimum exterior side yard setback shall be as follows:
 - 3.3 m (Blocks 1, 17 to 21); and,
 - 1.8 m (Blocks 26 and 27);
 - fviii) the minimum setback to a site triangle shall be 1 m for Blocks 1, 17 to 21, 26 and 27;
 - fix) the minimum lot depth shall be as follows:
 - 25.5 m (Blocks 6 to 12, 20, 21 and 24 to 31);
 - 24.5 m (Blocks 2 to 5 and 13 to 15);
 - 13 m (Blocks 1, 16 to 19); and,
 - 23.5 m (Block 22 and 23);
 - fx) the maximum building height shall be 12 m;
 - fxi) the maximum number of townhouse units within Block 14 shall be 8 units
- c) Deleting Schedule “E-1599” and substituting therefore Schedule “E-1599” attached hereto as Schedule “1”.
- d) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “2”.

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

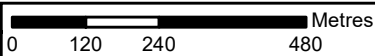
Enacted by City of Vaughan Council this 10th day of March, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



Key Map 5E
By-Law No. 1-88



This is Schedule '2'
To By-Law 034-2021
Passed the 10th Day of March, 2021

Signing Officers

File: Z.19.029
Location: Part of Lot 21 Concession 5
Applicant: Vaughan NW Residences Inc.
City of Vaughan

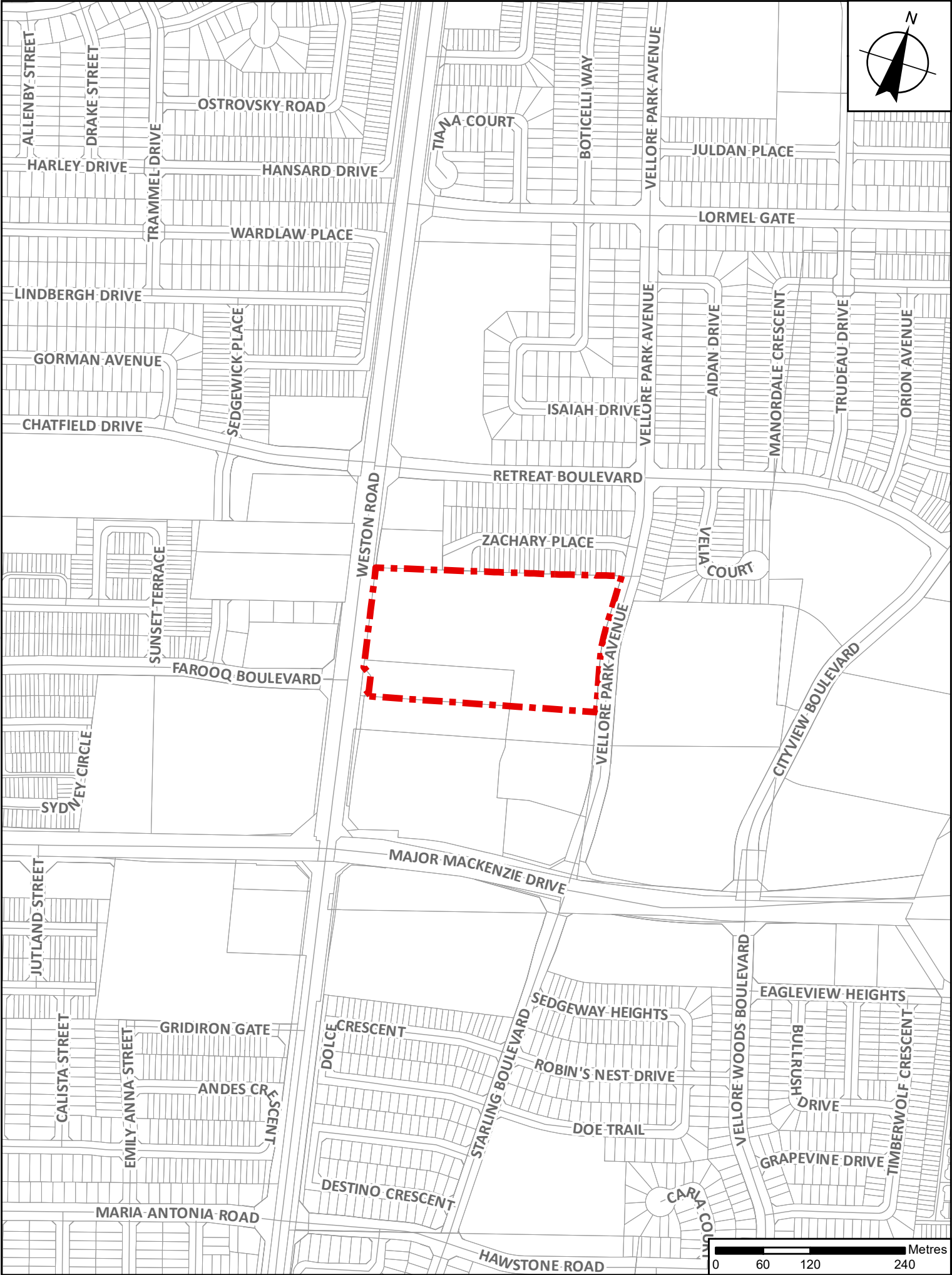
Mayor

Clerk

SUMMARY TO BY-LAW 034-2021


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 RT1 Residential Townhouse Zone One and OS2 Open Space Park Zone to RT1 Residential Townhouse Zone One with the Holding Symbol “(H)” and OS2 Open Space Park Zone with site specific zoning exceptions to permit the development of 130 street and 44 back-to-back townhouse dwelling units (174 total units).



Location Map To By-Law 034-2021

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 Subject Lands