

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 047-2021

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 an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are 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 R1 Residential Zone to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1515) Notwithstanding the provisions of:

 - a) Section 2.0 Definitions respecting Lot, Street, Street Line, Street Townhouse;
 - b) Subsection 3.14 respecting Permitted Yard Encroachments;
 - c) Subsection 3.21 respecting Frontage on a Public Street;
 - d) Subsection 4.1.4 respecting Driveway Width;
 - e) Subsection 4.1.7 and 4.29 respecting uses permitted in the RT1 Residential Townhouse Zone;
 - f) Subsection 4.22.2 respecting minimum no encroachment zone;
 - g) Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1646”:

- ai) Lot – means a parcel of land fronting on a public street or private road;
- aii) Street – means a street or private road owned and maintained by a future Condominium Corporation;
- aiii) Street Line – means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road;
- aiv) Street Townhouse – means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street;
- bi) The maximum encroachment for deck and stairs shall be 2.8m in the rear yard for Unit B5, Building B;
- ci) Permit a lot to front onto a private road;
- di) The maximum driveway width shall be 3.6 m for a lot with a frontage of 5.7 m and 6 m (Buildings B and C);
- ei) In addition to Street Townhouse Dwellings, the development of 11, 3-storey townhouse units accessed by a private common element condominium road and the existing relocated George Keffer House House heritage dwelling is permitted;
- fi) The minimum no encroachment zone shall be:
 - 1.4 m to the main wall (Building A)
 - 0.5 m for Unit B5;
- gi) The minimum lot frontage for Building B shall be 5.7 m/ unit;
- gii) The minimum lot area for Buildings B and C shall be 135 m²;
- giii) The minimum lot depth shall be:
 - 20 m for Unit B5
 - 22 m for Building C;
- giv) The minimum front yard setback for Unit B5 shall be 2 m:

- gv) The minimum rear yard setback shall be:
 - 7.4 m for Building A
 - 7 m for Building B;
- gvi) The minimum exterior yard setback shall be:
 - 1.4 m for Building A
 - 0.7 m for Unit B5;
- gvii) The minimum interior yard setback for Building A and Unit B1 shall be 0.7 m;"

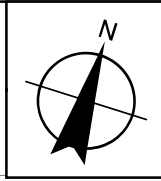
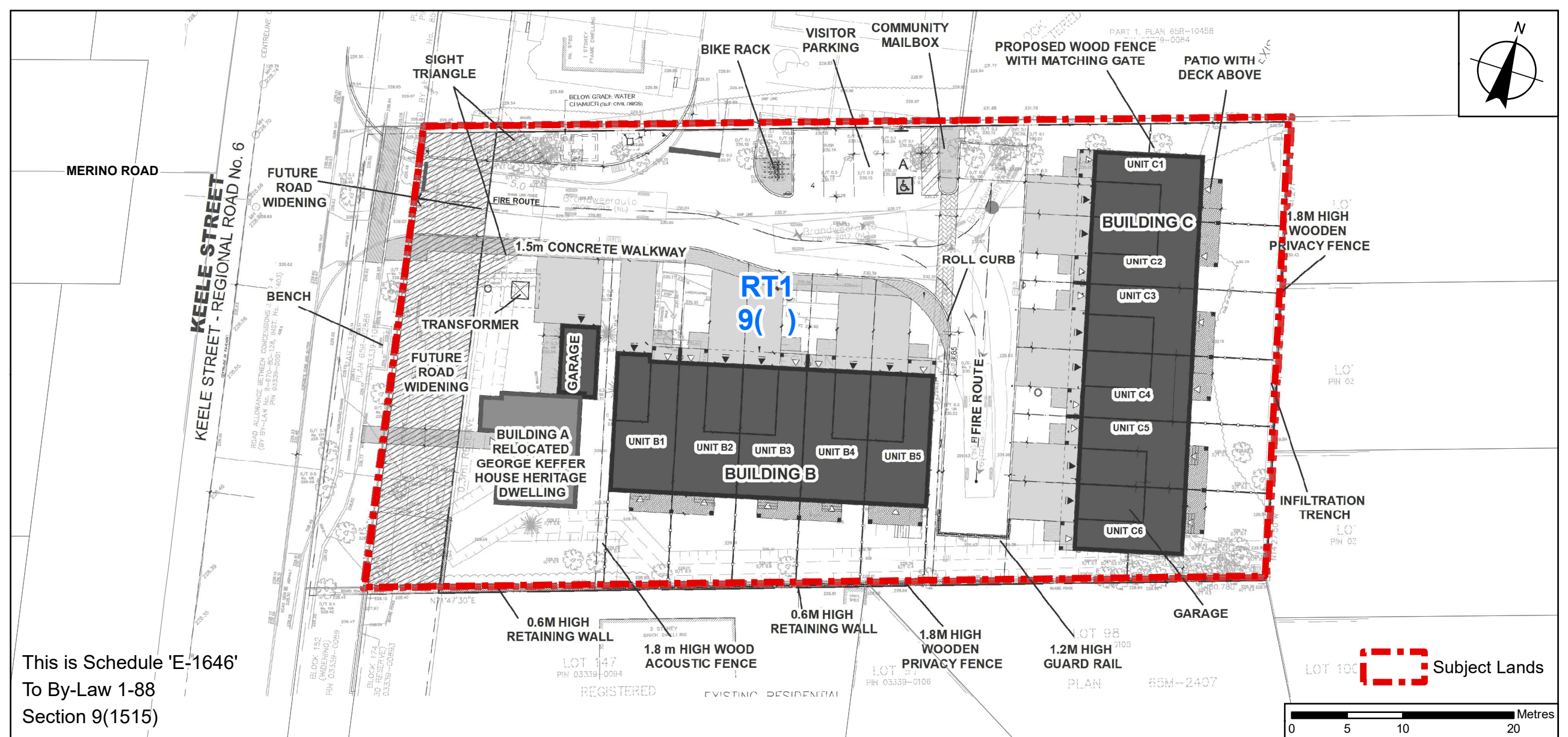
- c) Adding Schedule "E-1646" attached hereto as Schedule "1".
- d) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule "2".

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

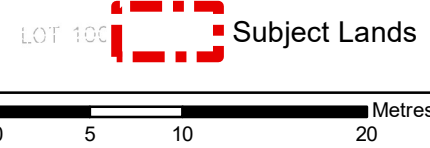
Enacted by City of Vaughan Council this 20th day of April, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



This is Schedule 'E-1646'
 To By-Law 1-88
 Section 9(1515)



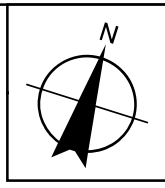
File: Z.17.002
Related File: OP.17.001, 19T-17V001 and DA.18.073
Location: Part of Lot 19, Concession 3
Applicant: 9773 Keele Developments Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 047-2021
 Passed the 20th Day of April, 2021

Signing Officers

 Mayor

 Clerk

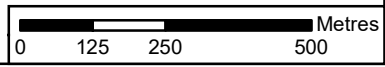


MAJOR MACKENZIE DRIVE



RUTHERFORD ROAD

Key Map 3D
By-Law No. 1-88



This is Schedule '2'
To By-Law 047-2021
Passed the 20th Day of April, 2021

File: Z.17.002
Related File: OP.17.001, 19T-17V001 and DA.18.073
Location: Part of Lot 19, Concession 3
Applicant: 9773 Keele Developments Inc.
City of Vaughan

Signing Officers

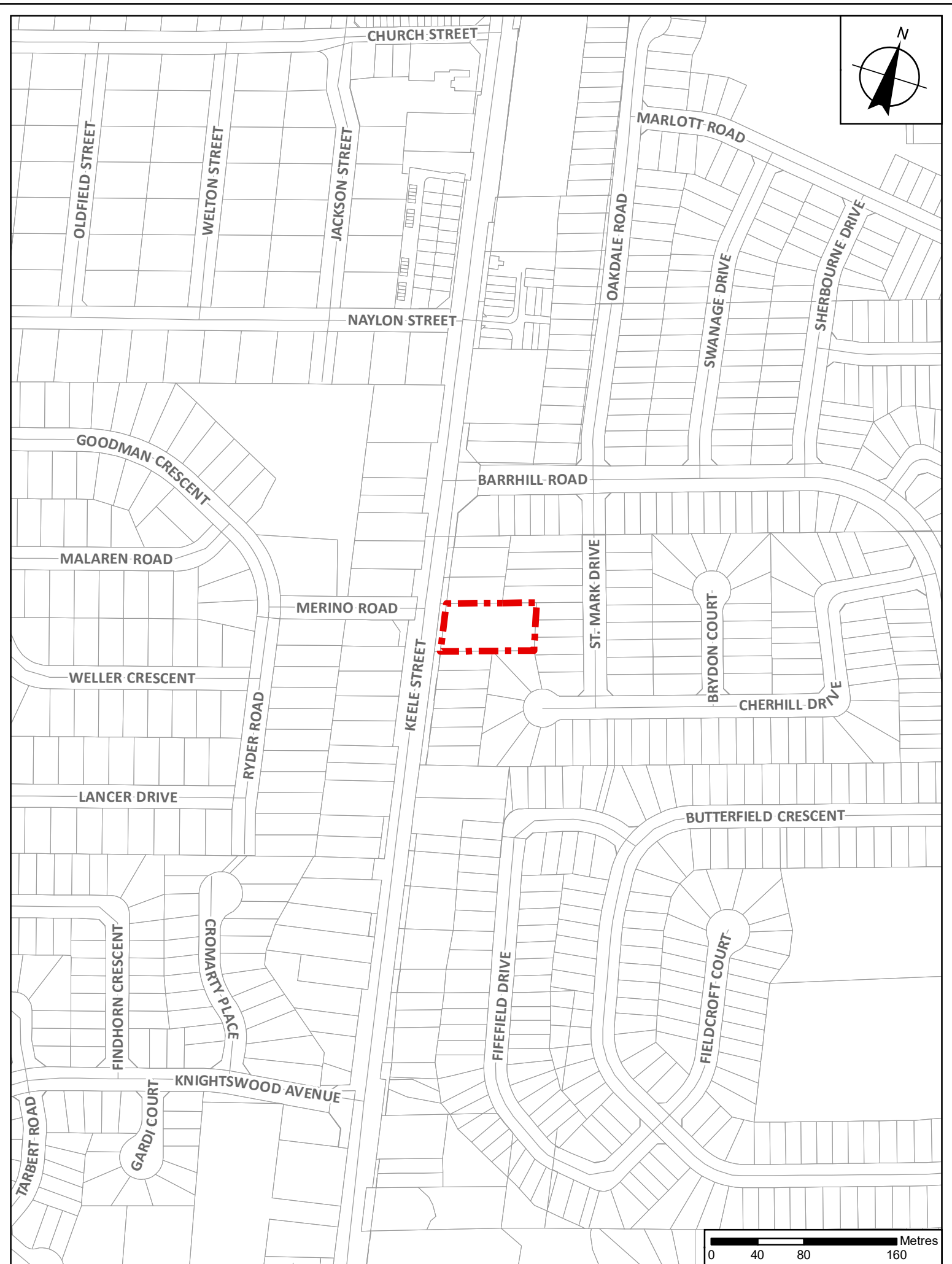
Mayor

Clerk

SUMMARY TO BY-LAW 047-2021

The lands subject to this By-law are located on the east side of Keele Street, south of Barrhill Road, and are municipally known as 9773 Keele Street, being Part of Lot 19, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “R1 Residential Zone” to “RT1 Residential Townhouse Zone” to permit the development on a private road of 11, 3-storey townhouse units and the relocation of the George Keffer heritage dwelling abutting Keele Street. The by-law also permits site-specific zoning exceptions for use, setbacks, definitions, frontage on a public street, lot area, lot frontage, lot depth, maximum encroachment, minimum no encroachment zone and maximum driveway width.



Location Map To By-Law 047-2021

File: Z.17.002

Related File: OP.17.001, 19T-17V001 and DA.18.073

Location: Part of Lot 19, Concession 3

Applicant: 9773 Keele Developments Inc.

City of Vaughan



Subject Lands