

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 079-2021

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 “E-1649” attached hereto as Schedule “1” from R2 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”:

“9(1518) Notwithstanding the provisions of:

 - a) Subsection 2.0 Definitions;
 - b) Subsections 4.1.9 and 4.28 respecting Uses Permitted;
 - c) Subsection 3.8 g) respecting parking requirements, joint ingress and egress driveway access;
 - d) Subsection 3.8 h) respecting driveway setback to intersection;
 - e) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - f) Subsection 3.13 and 4.1.4f) respecting Minimum Landscape Area;
 - g) Subsection 3.14 c) respecting Permitted Yard Encroachment

- and Restrictions in an RT1 Residential Townhouse Zone;
- h) Subsection 4.22.2 ii) respecting no encroachment zone of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
 - i) Subsection 4.22.3 respecting the Residential Zones and Schedule “A3”, respecting minimum Lot Area, minimum Front Yard, minimum Rear Yard, minimum Interior Side Yard, minimum Exterior Side Yard, minimum Lot Depth and maximum Building Height, Specific Zone Note 5. of Schedule “A3” respecting exterior side yard abutting a sight triangle, and General Note A of Schedule “A3” respecting minimum and maximum interior garage dimensions in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1649”:

- ai) for the purpose of this paragraph, “Dwelling, Street Townhouse”, “Lot Line, Front and Lot, Through”, “Porch, Unenclosed” and “Street” shall be defined as follows:
 - DWELLING, STREET TOWNHOUSE - means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a Public or Private Street;
 - LOT LINE, FRONT– means the line abutting Bathurst Street;
 - PORCH, UNENCLOSED (COVERED OR UNCOVERED) – means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation;
 - STREET - means it shall also include a Private Street. A private street shall mean a roadway that is used by vehicles and is maintained by a condominium corporation as a private road but which provides access to individual freehold lots;

- bi) permit DWELLING, SEMI-DETACHED, as an additional use;
- ci) a parking area shall be provided with a means of access or driveway at least 5.4 metres but not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width may be between 7.5 and 10.0 metres;
- di) Subsection 3.8 h) shall not apply;
- ei) Subsection 4.1.4 f) shall not apply;
- fi) A minimum 10 % Front or Exterior Yard landscaping requirement and a strip of land not less than 1.5 metres in width shall be provided along a lot line which abuts Bathurst Street or Worth Boulevard and shall be used for no other purpose other than landscaping;
- gi) Subject to Paragraph (b), exterior stairways, porches and balconies which are covered or uncovered, excavated or unexcavated and unenclosed may encroach into a required front rear or exterior side yard to a maximum of 1.5 metres. In addition, 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 or rear yard to a maximum of 0.9 metres but not a yard within a sight triangle setback;
- hi) a 0.9 metres 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 sight triangle;
- ii) minimum front yard setback shall be 1.5 m for lots 1 and 2 and 3 m for Lots 3 to 8;

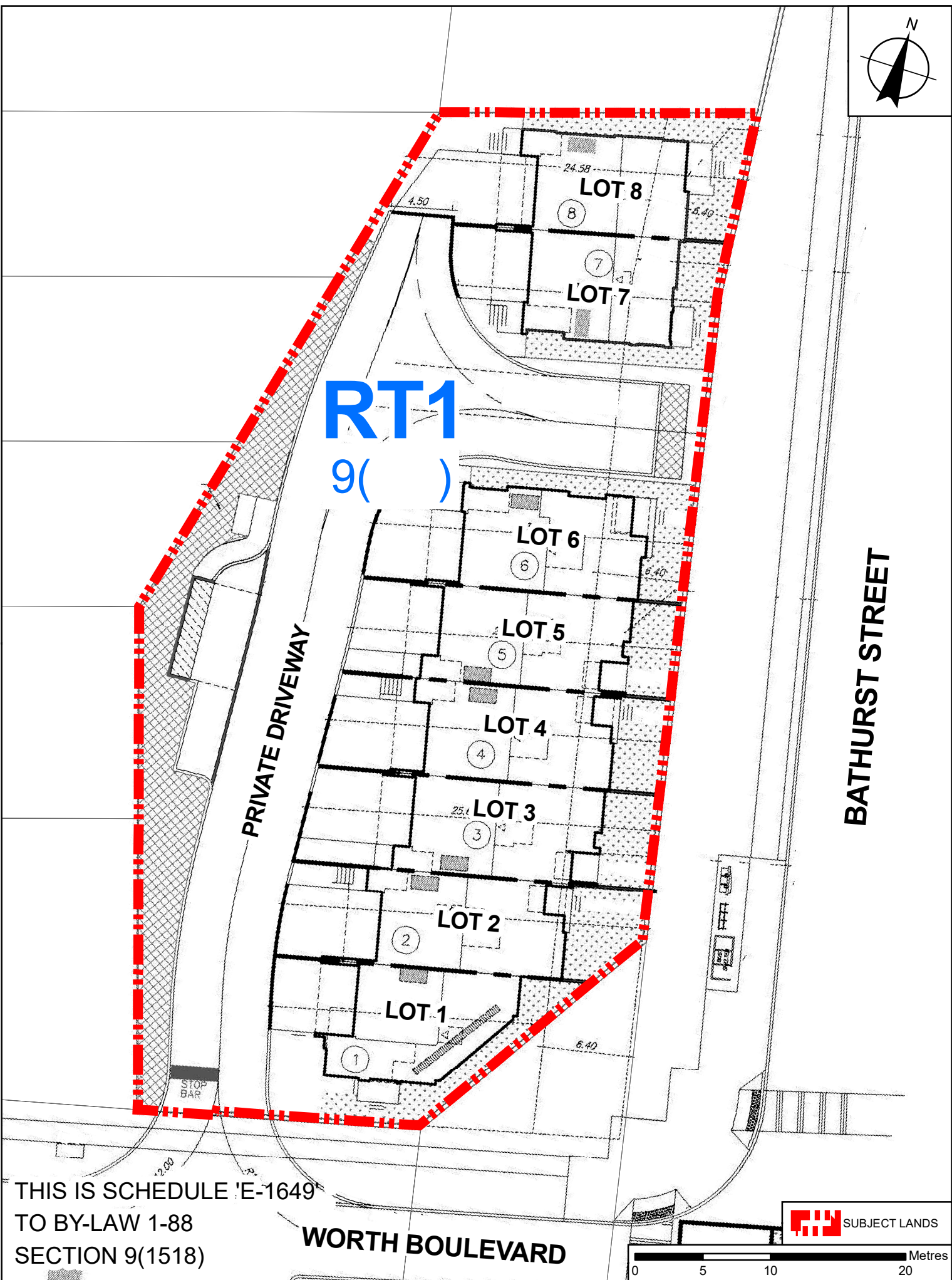
- iii) minimum rear yard setback shall be as follows:
 - 3 m for Lots 1-5 and 8; and,
 - 1.5 m for Lots 6 and 7;
- iii) minimum interior side yard setback shall be 1.2 m for Lot 8
- iv) minimum exterior side yard shall be 3 m for Lot 1 and 1.2 m for Lots 6 and 7;
- iv) the minimum yard abutting a sight triangle shall be 1.5 m for Lots 1 and 2;
- ivi) minimum lot depth shall be 18 m;
- ivii) maximum building height shall be 12 m;
- iviii) minimum setback to an attached garage shall be 5.8 m for Lots 7 and 8;
- ivix) a maximum interior garage width shall be 5.6 m
- c) Adding Schedule "E-1649" attached hereto as Schedule "1".
- d) Deleting Key Map 2B and substituting therefor the Key Map 2B 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 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1649'
TO BY-LAW 1-88
SECTION 9(1518)

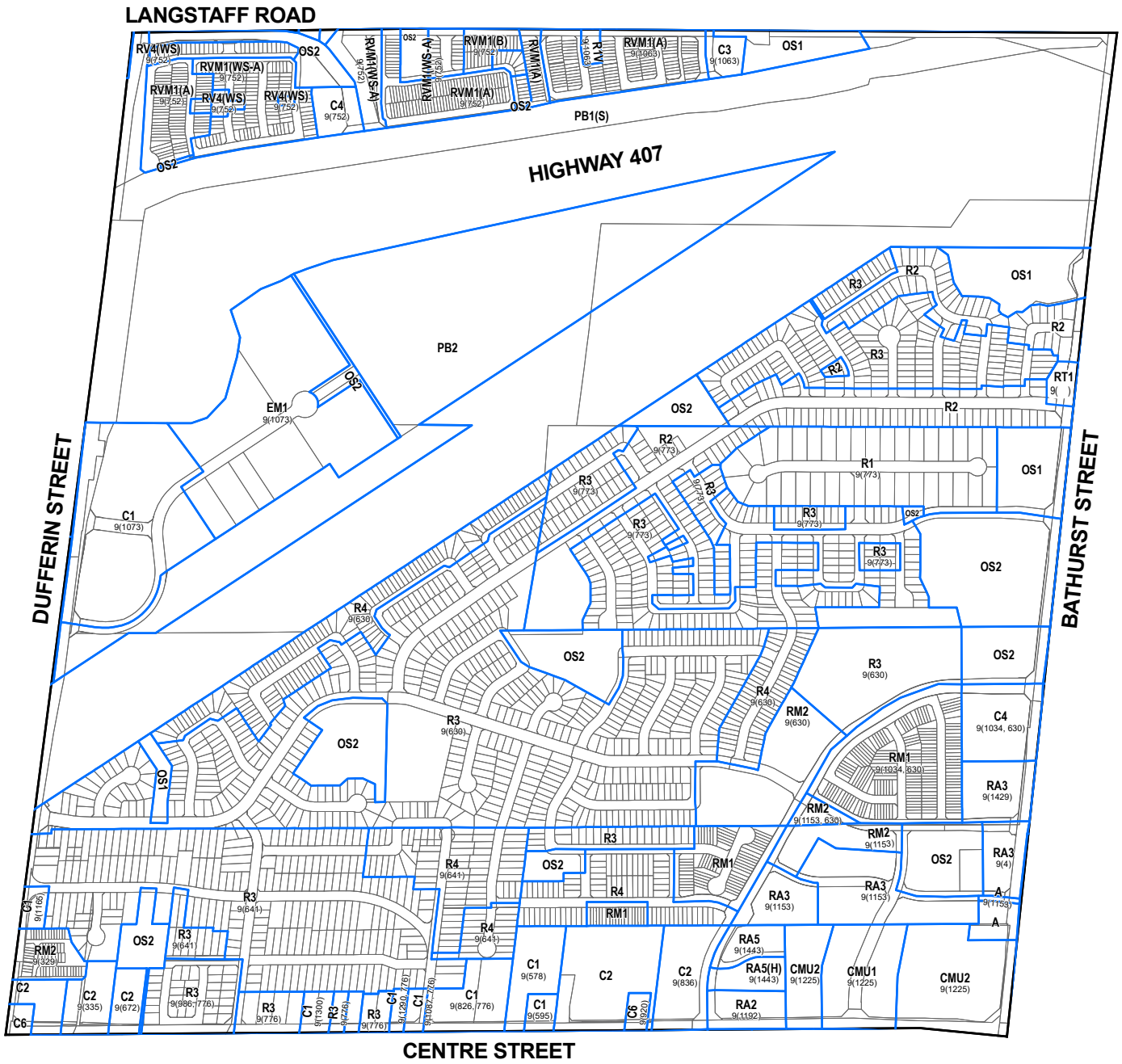
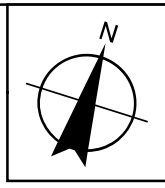
THIS IS SCHEDULE '1'
TO BY-LAW 079-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.19.009
RELATED FILE: DA.19.052
LOCATION: Part of Lot 9 Concession 2, 520 Worth Boulevard
APPLICANT: Betovan Construction Ltd.
CITY OF VAUGHAN

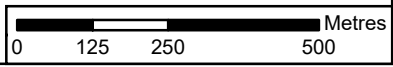
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 2B
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 079-2021
PASSED THE 22ND DAY OF JUNE, 2021**

FILE: Z.19.009
RELATED FILE: DA.19.052
LOCATION: Part of Lot 9 Concession 2, 520 Worth Boulevard
APPLICANT: Betovan Construction Ltd.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

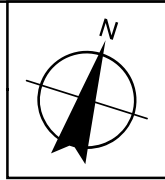
CLERK

SUMMARY TO BY-LAW 079-2021

The lands subject to this By-law are located on the west side of Bathurst Street, north of Worth Boulevard and municipally know as 520 Worth Boulevard, being Part of Lot 9 on Registered Plan 65M-2884, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone”. The By-law also provides site-specific zoning exceptions to the RT1 Residential Townhouse Zone in order to facilitate the development of six street townhouse dwelling units, two semi-detached dwelling units (freehold) on a private common element condominium road, visitor parking and bicycle parking space.

The By-law further provides exceptions to definitions, permitted yard encroachments, minimum landscaping requirements, minimum front yard, minimum rear yard, minimum interior side yard, minimum, exterior side yard, setback to sight triangle, minimum lot depth, maximum width of driveway (common element condominium road), and setback to a garage, maximum garage dimension and building height.



LOCATION MAP TO BY-LAW 079-2021

FILE: Z.19.009

RELATED FILE: DA.19.052

LOCATION: Part of Lot 9 Concession 2, 520 Worth Boulevard

APPLICANT: Betovan Construction Ltd.

CITY OF VAUGHAN

