

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 081-2018

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 A Agricultural 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”:

“(1458) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of Gross Floor Area, Lot, and Street Line;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Area;
 - d) Subsection 3.21 respecting Frontage on a Public Street;
 - e) Subsection 4.1.2 respecting Soft Landscaped Area;
 - f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - g) Subsection 4.22.2 respecting Encroachments;
 - h) Subsection 4.22.3 and 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-1588”:

 - ai) For the purposes of this By-law, the following definitions shall apply:
 - i) **GROSS FLOOR AREA** – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
 - ii) **LOT** – Means a parcel of land fronting on a public or private street;
 - iii) **STREET LINE** – Means the dividing line between a front lot line and

a public or private street;

- bi) A minimum of 20 visitor parking spaces shall be provided, of which 2 shall be barrier-free parking spaces;
- ci) The minimum landscape strip width abutting a street line shall be 1.2 m;
- cii) Notwithstanding ci) above, and for further clarification, the minimum landscape strip on Clark Avenue West shall be 2.5 m;
- di) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- ei) A minimum of 58.4 % of the required minimum landscaped area shall be composed of soft landscaping;
- fi) Where a lot has a minimum frontage of 7.0 to 8.99 m, the maximum driveway width shall be 5.9 m;
- gi) Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- gii) Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- giii) A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- giv) The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- hi) The minimum lot frontage shall be;
 - i) Blocks H, I, J, K, L, M, N, O - 5.5 m;
 - ii) Blocks A, B, C, D, E, F, G, Z - 5.9 m;
- hii) The minimum lot area shall be 117 m²/unit;
- hiii) The minimum rear yard shall be:
 - i) Blocks H and L - 5.65 m;
 - ii) Blocks B, C, G, I, J, K, M, N, O - 6.0 m;
 - iii) Blocks A, D, E, F, Z - 6.6 m;
- hiv) The minimum exterior side yard shall be 0.85 m;
- hv) The minimum exterior side yard abutting a sight triangle shall be 0 m;
- hvi) The maximum building height shall be;
 - i) Blocks A, B, C, D, E, F, G, Z - 14.1 m;
 - ii) Blocks H, I, J, K, L, M, N, O - 12.8 m;
- hvi) The minimum interior side yard shall be:
 - i) Blocks D, E, F, G - 0.9 m;
 - ii) Blocks A, B, C, Z - 0.95 m;

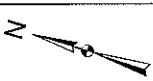
- hviii) the minimum lot depth shall be:
 - i) Block G - 19 m;
 - ii) Block F - 20 m;
 - iii) Blocks A, B, C, D, E, Z - 21.0 m;
 - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
- hix) The minimum front yard shall be:
 - i) Block G - 2.5 m;
 - ii) Block F - 2.6 m;
 - iii) Blocks A, B, C, D, E, Z - 3.3 m;
- hx) The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G and Z shall be 0 m;
- hxi) A maximum of 7 townhouse units may be constructed in a row in Blocks H, I, J, L, M and N;
- hxii) The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m;
- c) Adding Schedule "E-1588" attached hereto as Schedule "1".
- d) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "2".

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

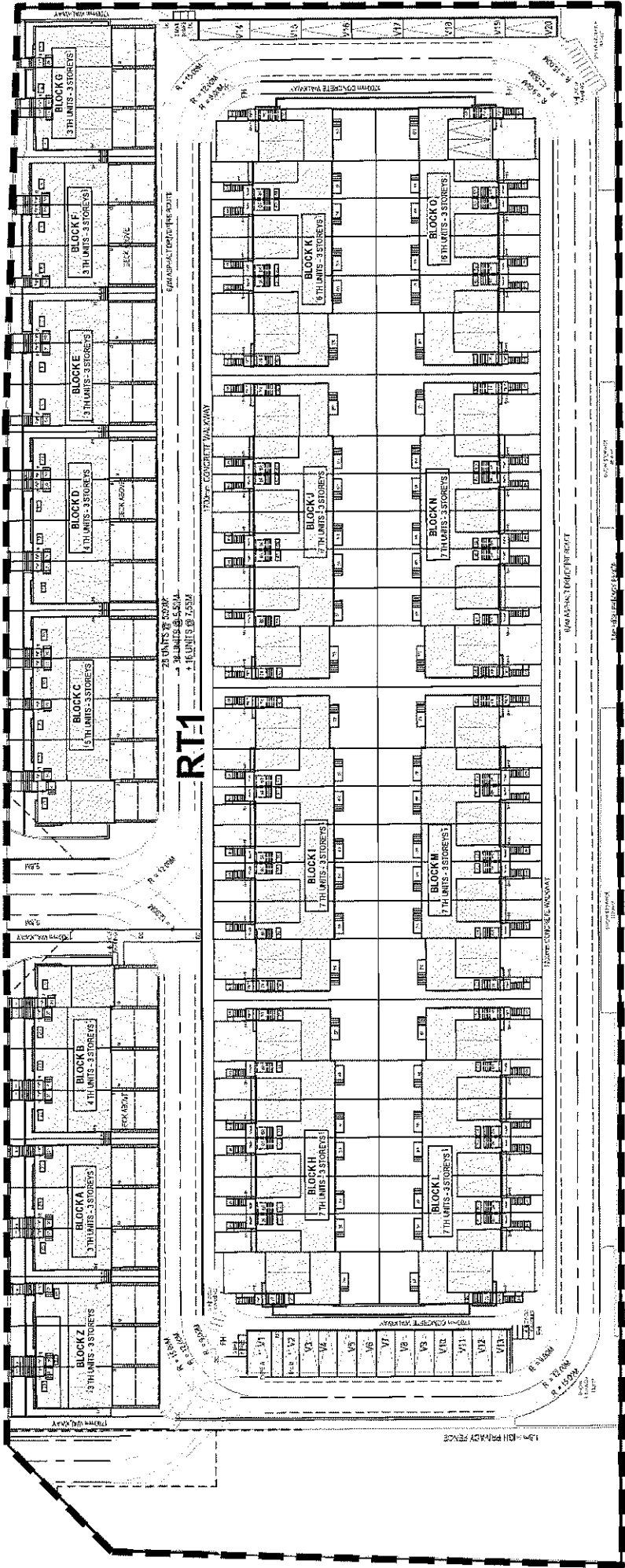
Enacted by City of Vaughan Council this 23rd day of May, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



Clark Avenue West



THIS IS SCHEDULE 'E-1538'
TO BY-LAW 1-88
SECTION 9(1456)



FILE: Z.16.037
RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: WYCLIFF CLARK LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 081-2018
PASSED THE 23rd DAY OF MAY, 2018

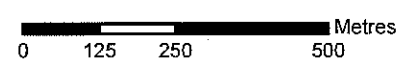
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 2A
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 081 -2018
PASSED THE 23rd DAY OF MAY, 2018

FILE: Z.16.037
RELATED FILES: DA.16.079, 19T-16V008
& 19CDM-16V005
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: WYCLIFF CLARK LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 081-2018

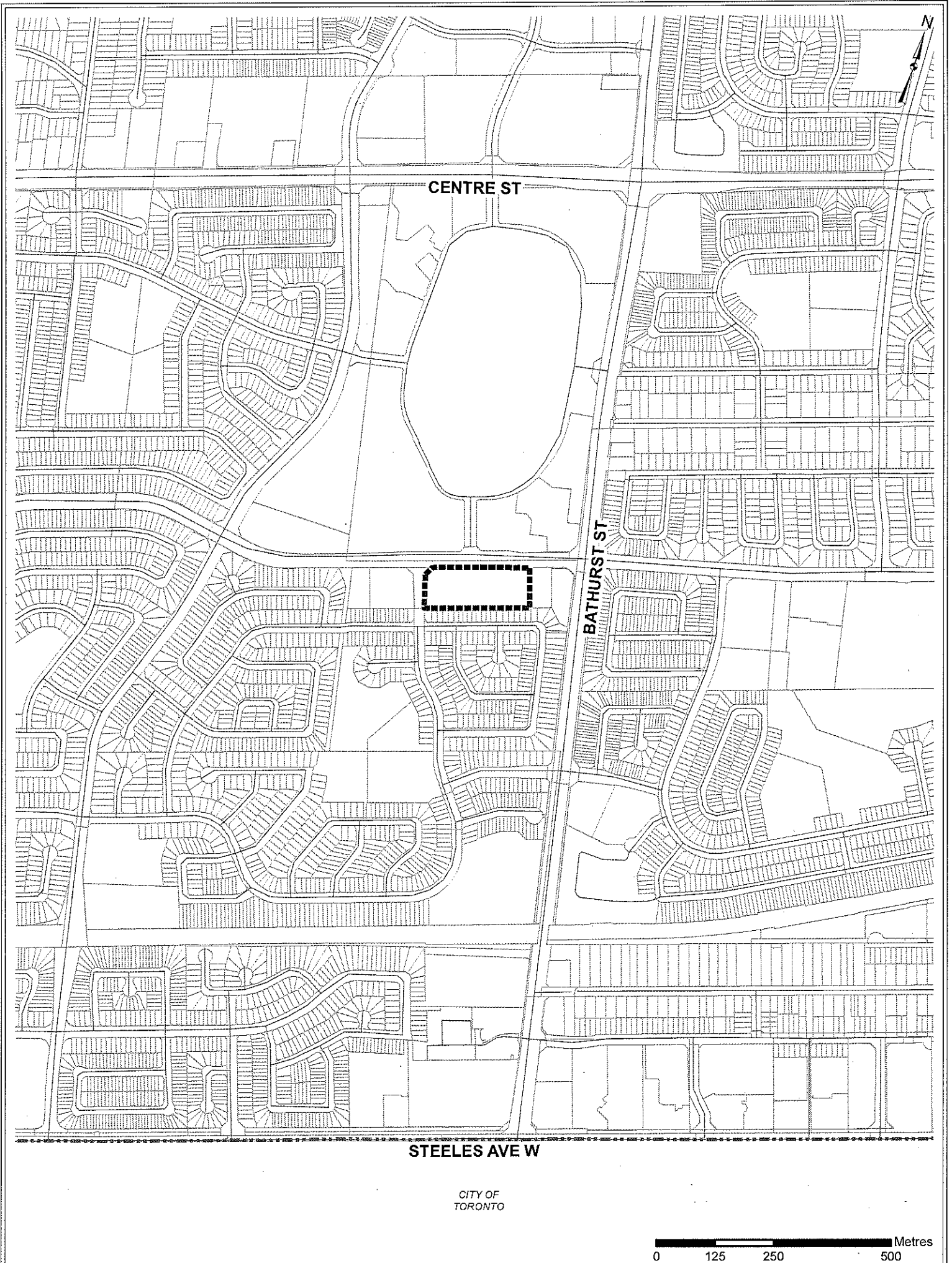
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 82 freehold townhouse units which are served by a private common element condominium road, and visitor parking spaces.

The exceptions to the RT1 Zone are as follows:

- A minimum of twenty (20) visitor parking spaces shall be provided, of which two (2) shall be barrier-free spaces;
- A minimum landscape strip width abutting a street line shall be 1.2 m;
- The minimum landscape strip along Clark Avenue West shall be 2.5 m;
- No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- A minimum of 58.4% of the required minimum landscaped area shall be composed of soft landscaping;
- Where a lot has a minimum frontage of 7.0 – 8.99 m, the maximum driveway width shall be 5.9 m;
- Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- The minimum lot frontage shall be 5.5 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum lot frontage shall be 5.9 m for Blocks A, B, C, D, E, F, G, and Z;
- The minimum lot area shall be 117 to m²/unit;
- The minimum rear yard shall be 5.65 m for Blocks H and L;
- The minimum rear yard shall be 6.0 m for Blocks B, C, G, I, J, K, M, N and O;
- The minimum rear yard shall be 6.6 m for Blocks A, D, E, F, and Z;
- The minimum exterior side yard shall be 0.85 m;
- The minimum exterior side yard abutting a sight triangle shall be 0 m;
- The maximum building height shall be 14.1 m for Blocks A, B, C, D, E, F, G and Z;
- The maximum building height shall be 12.8 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum interior side yard shall be 0.9 m for Blocks D, E, F, and G;
- The minimum interior side yard shall be 0.95 m for Blocks A, B, C, and Z;
- The minimum lot depth for Block G shall be 19 m;
- The minimum lot depth for Block F shall be 20.0 m;
- The minimum lot depth for Blocks A, B, C, D, E, and Z shall be 21.0 m;
- The minimum lot depth for Blocks H, I, J, K, L, M, N, and O shall be 23.0 m;
- The minimum front yard for Block G shall be 2.5 m;

- The minimum front yard for Block F shall be 2.6 m;
- The minimum front yard for Blocks A, B, C, D, E and Z shall be 3.3 m;
- The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;
- A maximum of seven (7) townhouse units may be constructed in a row in Blocks H, I, J, L, M, N; and
- The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m.



LOCATION MAP TO BY-LAW 081 -2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN