

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 107-2013**

### **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 C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, RT1 Residential Street Townhouse Zone, and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1394) Notwithstanding the provisions of:

    - a) Subsection 3.8 h) respecting the Minimum Distance between an Intersection of Street Lines and the nearest Driveway;
    - b) Subsections 3.14 a) and 4.22.1 respecting the Permitted Yard Encroachments and Restrictions for a Projection into a Required Yard;
    - c) Subsections 3.14 c), 4.22.1 and 4.22.2 i) respecting the Permitted Yard Encroachments and Restrictions for a Porch and a Bay Window into a Required Yard;
    - d) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Rear Yard, and Minimum Lot Depth in a RD4 Residential Detached Zone Four;
    - e) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Rear Yard and Minimum Lot Depth in a RT1 Residential Townhouse Zone on a Standard Lot; and,
    - f) Subsection 4.22.3 and Schedule “A3” (Specific Zone Note 5) respecting the Minimum Exterior Side Yard Abutting a Site Triangle;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1521”:

- ai) The minimum distance between an intersection of street lines and a driveway shall be 4 m;
- bi) A projection for the sole purpose of an interior fireplace may extend a

maximum distance of 0.5 m into a required rear, interior side or exterior side yard. A projection for the sole purpose of an interior fireplace shall not project into the front yard, and in addition for Lot 2 an interior fireplace shall not project into the exterior yard;

- ci) In addition to the provisions in Paragraph (c) in Subsection 3.14, a covered and unenclosed porch, which is not constructed on footings, may extend into a required interior side yard a maximum distance of 0.3 m and into a rear yard a maximum distance of 1.8 m;
  - cii) A bay or box window or similar window projection, which is constructed with or without footings, may extend into a required front, rear or exterior side yard to a maximum distance of 0.6 m;
  - di) The zoning requirements in a RD4 Residential Detached Zone Four shall be as follows:
    - a) The minimum rear yard (South Lot Line) for Lot 1 shall be 1.25 m;
    - b) The minimum rear yard (East Lot Line) for Lot 2 shall be 6.5 m;
    - c) The minimum lot depth for Lot 2 shall be 19 m for the North Lot Line and 25 m for the South Lot Line;
  - ei) The zoning requirements in a RT1 Residential Townhouse Zone shall be as follows:
    - a) The minimum rear yard shall be 6.5 m;
    - b) The minimum lot depth for Blocks 10 and 16 shall be 26 m;
    - c) The minimum lot depth for Block 14 shall be 25 m;
  - fi) The minimum exterior side yard abutting a sight triangle for Lot 1 and Blocks 7, 8 and 13 shall be 1.2 m.”
- c) Adding Schedule “E-1521” attached hereto as Schedule “1”.
  - d) Deleting Schedule “E-1350” and substituting therefor the Schedule “E-1350” attached hereto as Schedule “2”.
  - e) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 25<sup>th</sup> day of June, 2013.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 107-2013**

The lands subject to this By-law are located on the east side of Weston Road and south side of Canada Drive, being in Part of Lot 23, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the lands subject to this By-law from C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, RT1 Residential Street Townhouse Zone, and OS2 Open Space Park Zone. The subject lands are to facilitate 2 detached, 4 semi-detached and 66 street townhouse dwelling units on 4.87 ha in Plan of Subdivision 19T-11V003.

The By-law includes the following zoning exceptions to facilitate the proposed Plan of Subdivision:

- 1) require that the minimum distance between an intersection of street lines and a driveway shall be 4 m;
- 2) require that a projection for the sole purpose of an interior fireplace may extend a maximum distance of 0.5 m into a required rear, interior side or exterior side yard. A projection for the sole purpose of an interior fireplace shall not project into the front yard and in addition for Lot 2 an interior fireplace shall not project into the exterior yard;
- 3) require that in addition to the provisions in Paragraph (c) in Subsection 3.14, a covered and unenclosed porch, which is not constructed on footings, may extend into a required interior side yard a maximum distance of 0.3 m and into a rear yard a maximum distance of 1.8 m;
- 4) require that a bay or box window or similar window projection, which is constructed with or without footings, may extend into a required front, rear or exterior side yard to a maximum distance of 0.6 m;
- 5) require that the zoning requirements in a RD4 Residential Detached Zone Four shall be as follows:
  - i) the minimum rear yard (South Lot Line) for Lot 1 shall be 1.25 m;
  - ii) the minimum rear yard (East Lot Line) for Lot 2 shall be 6.5 m;
  - iii) the minimum lot depth for Lot 2 shall be 19 m for the North Lot Line and 25 m for the South Lot Line;
- 6) require that the zoning requirements in a RT1 Residential Townhouse Zone shall be as follows:
  - i) the minimum rear yard shall be 6.5 m;
  - ii) the minimum lot depth for Blocks 10 and 16 shall be 26 m;
  - iii) the minimum lot depth for Block 14 shall be 25 m; and,
- 7) require that the minimum exterior side yard abutting a sight triangle for Lot 1 and Blocks 7, 8 and 13 shall be 1.2 m.