

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 142-2019

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 is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)”, RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, RT1 Residential Townhouse Zone, RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)”, RVM2(H) Residential Urban Village Multiple Zone Two with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on the said Schedule “1”.
 - b) Deleting the first sentence in Paragraph A, Exception 9(1376) and substituting therefor the following sentence:

“A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)”, as shown on Schedules “E-1504”, “E-1504(B)”, “E-1504(C)” and “E-1504(D)”, until the Holding Symbol “(H)” is

removed pursuant to Subsections 36(3) or (4) of the Planning Act.”

- c) Adding the following clause in Paragraph A, Exception 9(1376) after clause h):

- “i) That Blocks 215 to 231 inclusive and Block 245, as shown on Schedule “E-1504(D)”, shall only develop in conjunction with the abutting lands to the south in Plan of Subdivision 19T-10V004 and Blocks 232 to 244 inclusive, as shown on Schedule “E-1504(D)”, shall only develop in conjunction with the abutting lands to the south in Plan of Subdivision 19T-15V006.”

- d) Deleting clause f) in Paragraph B, Exception 9(1376) and substituting therefor the following:

- “f) Subsection 4.15.6 respecting the Residential Urban Village Zone Requirements and Schedule “A1” respecting the Minimum Yards and Maximum Building Height for an Apartment Dwelling, and the Maximum Gross Floor Area for the Permitted Commercial Uses in the RVM2 Residential Urban Village Multiple Zone Two for Block 1113, as shown on Schedule “E-1504”, Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D);”

- e) Deleting clause h) in Paragraph B, Exception 9(1376) and substituting therefor the following:

- “h) Subsection 4.1.7 respecting Uses Permitted, Subsection 4.21 respecting the Uses Permitted in a RVM2 Residential Urban Village Multiple Zone Two, Subsections 3.8 a), b) and c) respecting the Parking Requirements, Subsections 3.9 a), b) and d) respecting the Loading Space Requirements, Subsection 3.13 respecting the Minimum Landscaped Area, Subsection 4.1.4 b) respecting the Parking Areas for Multiple Dwellings, and Subsection 4.1.5 respecting Home Occupation for Block 1113, as shown on Schedule “E-1504”, Block 106, as shown on

Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D);”

- f) Deleting clause i) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“i) Subsection 4.22.3 and Schedule “A3” respecting the Minimum Interior Yard in a RD1 Residential Detached Zone One, the Minimum Lot Frontage in a RD3 Residential Detached Zone Three, and the Minimum Front Yard, Minimum Rear Yard, Minimum Interior Yard and Minimum Exterior Yard in a RD4 Residential Detached Zone Four;”

- g) Deleting clause m) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“m) Subsection 4.22.3 and Schedule “A3” (General Note ‘A’) respecting the Maximum Interior Garage Width for a Lot Frontage between 11 m to 11.99 m, and a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 12 m to 17 m, a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) and the Minimum Interior Garage Dimensions in a RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;”

- h) Deleting sub-clauses fii), fiii), fiv) and fvi) in Paragraph B, Exception 9(1376) and substituting therefor the following:

“fii) The minimum yards for an apartment dwelling building in Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” shall be as follows:

- a) The minimum yard to Barons Street and Mactier Drive shall be 9 m;
- b) The minimum yard to Ghent Drive shall be 6 m;
- c) The minimum yard to a Residential Zone shall be 6 m, except if there is a commercial use on Blocks 106 and 245 than the minimum yard to a Residential Zone shall be 9 m;

- fiii) The maximum building height for an apartment dwelling building in Block 1113, as shown on Schedule “E-1504”, Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” shall not exceed 14 m (maximum 4 storeys);
- fiv) The maximum gross floor area for the permitted commercial uses in a street townhouse dwelling, block townhouse dwelling and multiple dwelling in Block 1113, as shown on Schedule “E-1504”, Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” shall not exceed 25% of the gross floor area of the dwelling unit;
- fvi) The maximum gross floor area for the combined permitted commercial uses in a building that includes residential apartment dwellings in Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” on shall not exceed 1,000 m² of the building's gross floor area (GFA), of which up to a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment, take-out uses;”
- i) Deleting the first sentence in sub-clause hi) in Paragraph B, Exception 9(1376) and substituting therefor the following:
 - “hi) The permitted uses in Block 1113, as shown on Schedule “E-1504”, Block 106, as shown on Schedule “E-1504(B)” and Block 245, as shown on Schedule “E-1504(D)” shall be as follows:”
- j) Adding the following sub-clauses in Paragraph B, Exception 9(1376) after sub-clause iviv):
 - “ivv) The minimum interior yard in a RD1 Residential Detached Zone One shall be 0.6 m which may abut another interior side yard of 0.6 m or 1.2 m for a lot, as shown on Schedule “E-1504(D)”, with a Lot Frontage (Corner Lot) of 18.3 m or greater. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable.

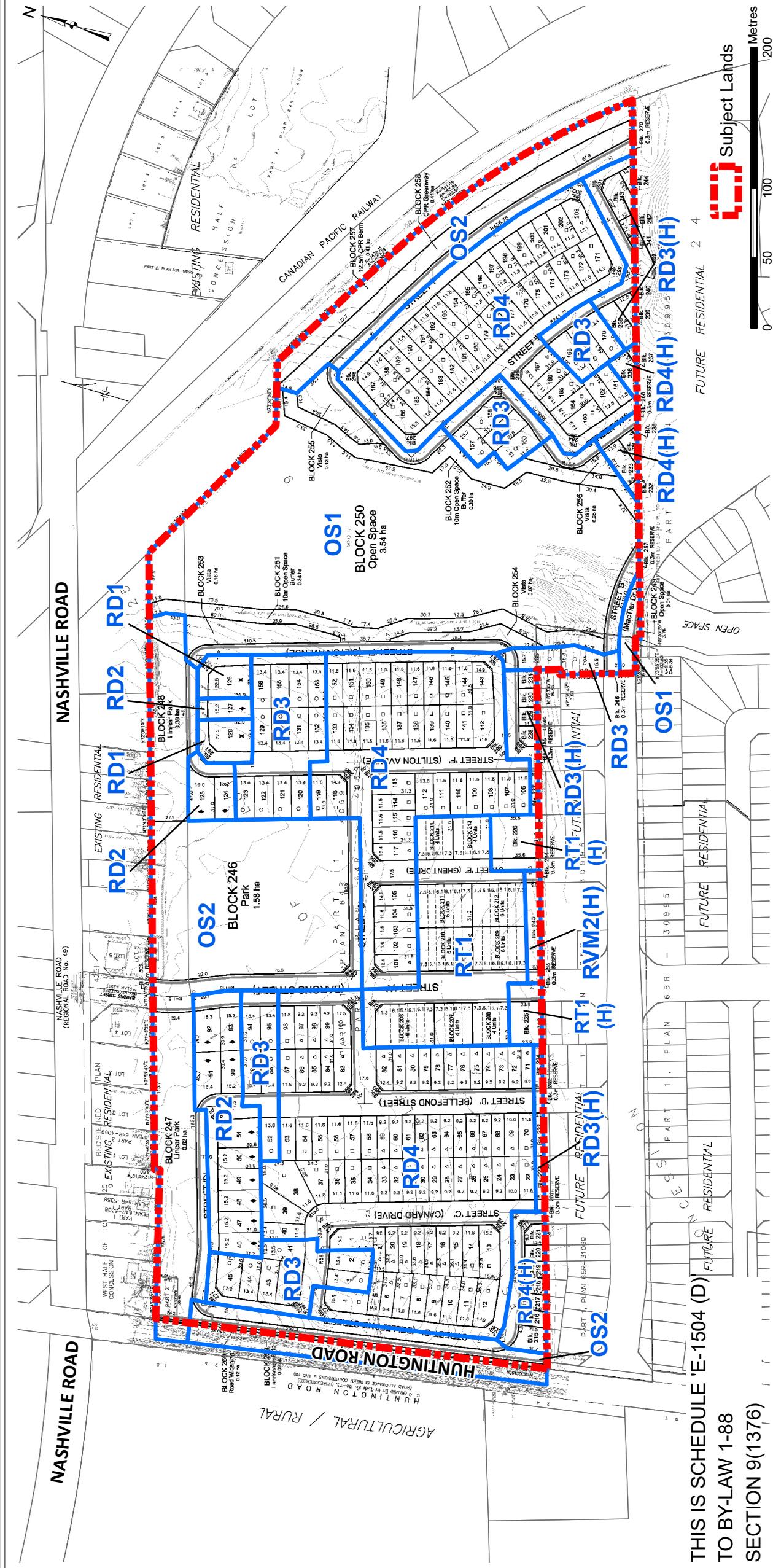
- ivvi) The minimum interior yard in a RD3 Residential Detached Zone Three shall be 0.6 m which may abut another interior side yard of 0.6 m or 1.2 m for a lot, as shown on Schedule “E-1504(D)”, with a Lot Frontage between 11.5 m and 14.99 m and for a Lot Frontage (Corner Lot or a Lot abutting a Buffer Block) between 11.5 m and 18 m, excluding Blocks 229 to 231 and Blocks 236 to 244. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable.
- ivvii) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 0.6 m which may abut another interior side yard of 0.6 m or 1.2 m for a lot, as shown on Schedule “E-1504(D)”, with a Lot Frontage between 9.2 m and 11.99 m and for a Lot Frontage (Corner Lot or a Lot abutting a Buffer Block or Greenway) between 13 m and 16 m, excluding Blocks 232 to 235. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable.
- ivviii) The minimum interior yard in a RD4 Residential Detached Zone Three may be reduced to 0.6 m and abut another interior side yard of 0.6 m provided that the interior side yard on the opposite side is 1.2 m for Blocks 232 to 235 shown on Schedule “E-1504(D)”. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable.
- ivvix) The minimum exterior yard in a RD4 Residential Detached Zone Three shall be 4 m for Lot 82 shown on Schedule “E-1504(D)”.
- k) Adding the following sub-clauses in Paragraph B, Exception 9(1376) after sub-clause mvii):
 - “mviii) The maximum interior garage width in a RD4 Residential Detached Zone Four for a lot, as shown on Schedule “E-1504(D)”, with a Lot Frontage between 9.2 m and 11.99 m and for a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block or Greenway) between 12 m and 15.99 m shall be 5.6 m;”
- l) Adding the following sub-clauses in Paragraph B, Exception 9(1376) after sub-clause oi):

- “oii) The minimum width of the ecological buffer for Open Space Blocks,
as shown on Schedule “E-1504(D)”, shall be 10 m;”
 - m) Adding Schedule “E-1504(D)” attached hereto as Schedule “1”.
 - n) Deleting Key Map 9E and substituting therefor the Key Map 9E 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 October, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



NASHVILLE ROAD

NASHVILLE ROAD

RD1

RD2

RD3

RD4

RD3(H)

RD4(H)

OS1

OS2

OS1

OS2

OS1

OS2

BLOCK 243

BLOCK 246

BLOCK 247

BLOCK 248

BLOCK 249

BLOCK 250

BLOCK 251

BLOCK 252

BLOCK 253

BLOCK 254

BLOCK 255

BLOCK 256

BLOCK 257

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BLOCK 358

THIS IS SCHEDULE 'E-1504 (D)' FUTURE

TO BY-LAW 1-88

SECTION 9(1376)

FILE: Z.17.022

RELATED FILE: 19T-17V007

LOCATION: PART OF LOT 25, CONCESSION 9

APPLICANT: NASHVILLE (BARONS) DEVELOPMENTS INC. AND

NASHVILLE (10 ACRES) DEVELOPMENTS INC.

CITY OF VAUGHAN

THIS IS SCHEDULE '1'

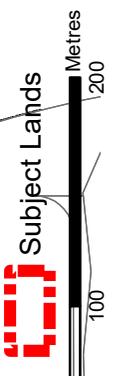
TO BY-LAW 142-2019

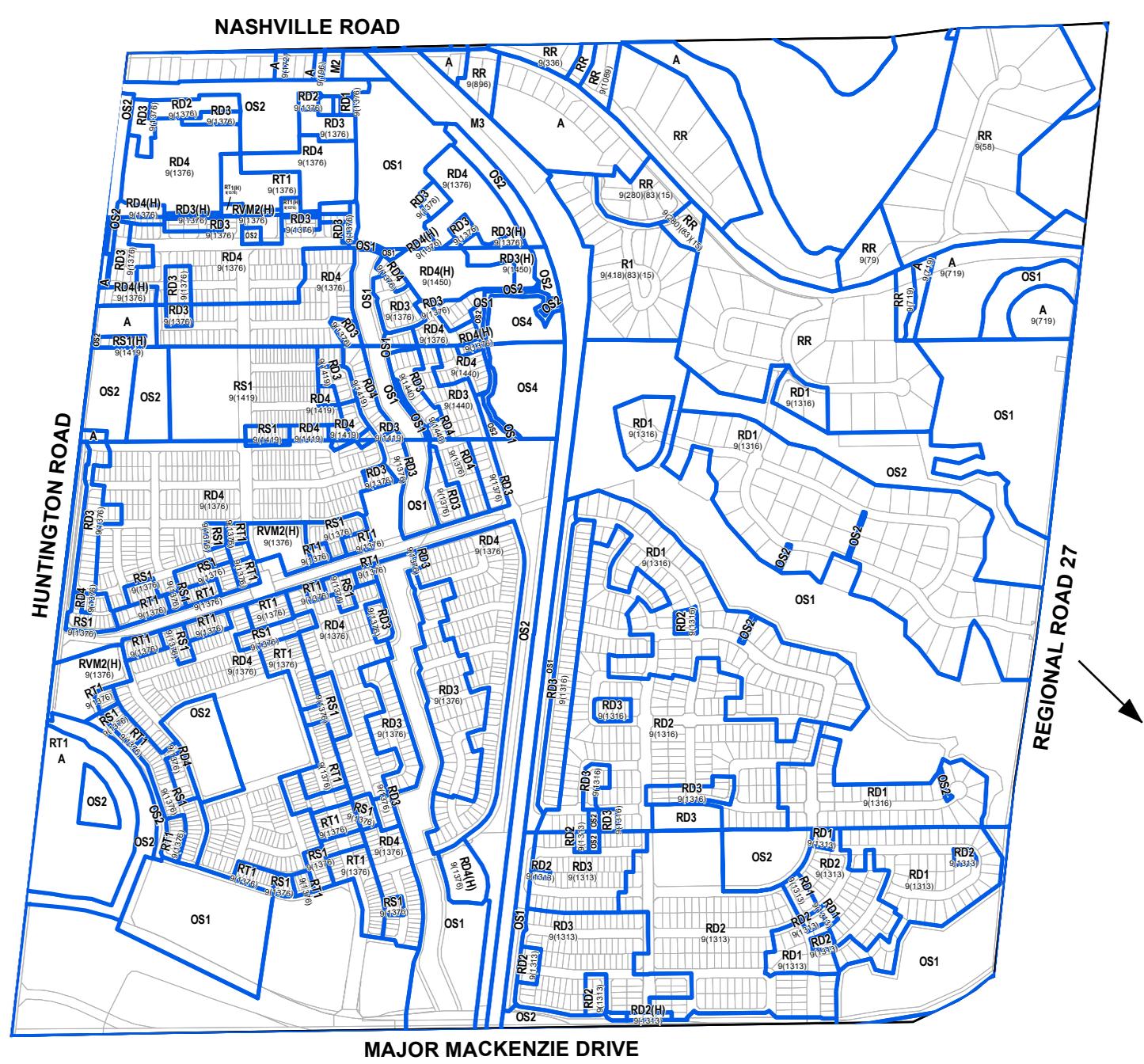
PASSED THE 23RD DAY OF OCTOBER, 2019

SIGNING OFFICERS

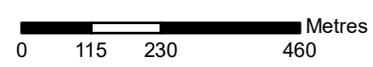
MAYOR

CLERK





KEY MAP 9E
 BY-LAW NO. 1-88



**THIS IS SCHEDULE '2'
 TO BY-LAW 142-2019
 PASSED THE 23RD DAY OF OCTOBER, 2019**

FILE: Z.17.022
 RELATED FILE: 19T-17V007
 LOCATION: PART OF LOT 25, CONCESSION 9
 APPLICANT: NASHVILLE (BARONS) DEVELOPMENTS INC. AND
 NASHVILLE (10 ACRES) DEVELOPMENTS INC.
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

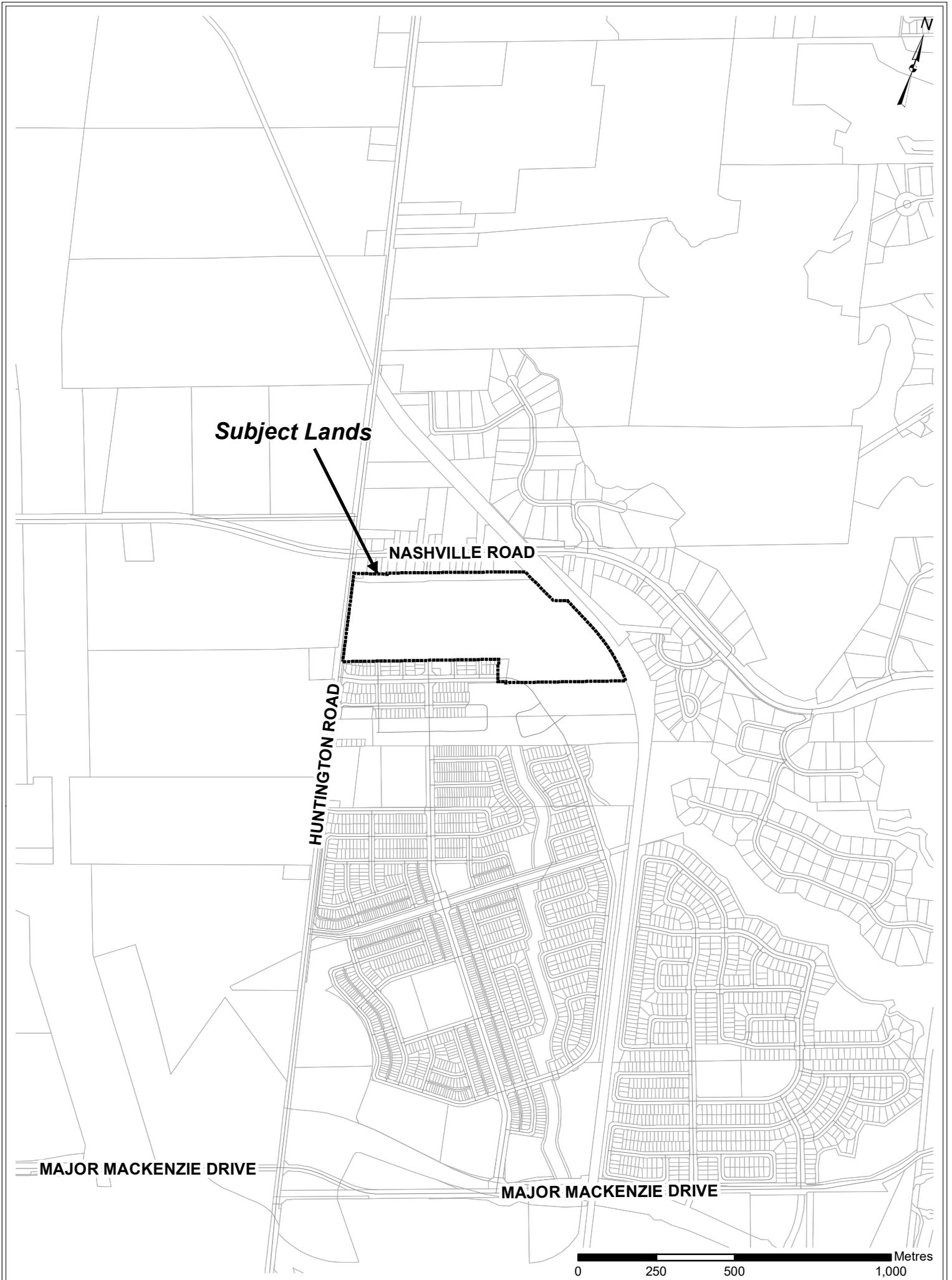
 CLERK

SUMMARY TO BY-LAW 142-2019

The lands subject to this By-law are located on the east side of Huntington Road and south of Nashville Road, in Part of Lot 25, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "(H)", RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol "(H)", RT1 Residential Townhouse Zone, RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)", RVM2(H) Residential Urban Village Multiple Zone Two with the addition of the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone to facilitate lots for 251 dwelling units and part blocks to develop the adjacent lands in Plan of Subdivision File 19T-10V004 and Plan of Subdivision File 19T-15V006.

The By-law further provides exceptions to the permitted uses, minimum front yard, minimum rear yard, minimum interior side yard, minimum exterior side yard, maximum lot coverage, maximum building height, maximum interior garage widths, maximum gross floor area, and minimum width of the ecological buffer and the conditions for the removal of the Holding Symbol "(H)".



LOCATION MAP TO BY-LAW 142-2019

FILE: Z.17.022

RELATED FILE: 19T-17V007

LOCATION: PART OF LOT 25, CONCESSION 9

APPLICANT: NASHVILLE (BARONS) DEVELOPMENTS INC. AND
NASHVILLE (10 ACRES) DEVELOPMENTS INC.

CITY OF VAUGHAN