

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 156-2017

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, RVM1(A) Residential Urban Village Multiple Dwelling Zone One and RV4 Residential Urban Village Zone Four to RVM1(A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) and RVM1(B) Residential Urban Village Multiple Dwelling Zone One (Semi-Detached), in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1453) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the definition of a Porch, Unenclosed (Covered or Uncovered) and Parking Space;
 - b) Subsection 3.14 (h) respecting Permitted Yard Encroachments;
 - c) Subsection 4.1.4 f) (i) (iii) (v) respecting Dimensions of Driveways;
 - d) Subsection 4.15.4 a) i) and ii) and Schedule “A1” respecting Attached Garage located in the Rear Yard;
 - e) Schedule A1 and Subsection 4.1.8 respecting the Zone Standards for the lots zoned RVM1(A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse), on a Lot Accessed by a Lane; and RVM1(B) Residential Urban Village Multiple Dwelling Zone One (Semi-Detached), on a Lot Not Accessed by a Lane;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1583”:

 - ai) Porch, Unenclosed (Covered, or Uncovered) means a platform with or without a foundation and with at least one side open, which is covered or uncovered by either a roof, balcony or enclosed space or room, with or without a foundation;

- a) Tandem Parking is permitted on the Subject Lands for the purposes of this By-law. Tandem Parking means a parking space that is accessed by passing through another parking space from a private or public street, lane, drive aisle or driveway;
- b) Air conditioning units may be permitted in an interior side yard no less than 0.3m from the property line and may be permitted to encroach a maximum of 0.9m into any yard for lands zoned RVM1(A);
- c) Exterior stairways may extend into a required front yard a maximum distance of 1 m for lands zoned RVM1(A);
- cii) The maximum width of a driveway at the street curb and curb cut and between the streetline and street curb shall be
- 9 m for Unit 1,
 - 6.1 m for Units 2 to 6, 9 to 13, and 16 to 18,
 - 6.25 m for Units 7, 8, 14, 15 and 19; and
 - 5.6 m for units 15, 21 and 22;
- ciii) The maximum width of a driveway shall be
- 5.6 m for Units 15, 21 and 22;
- di) An attached garage shall be setback a minimum of 1 m from any street from which the access to the garage is provided for Units 21 and 22;
- dii) An attached garage, which faces a lot line and does not cross a sidewalk shall be setback 1 m from any street or public lane for Units 15, 21, and 22;
- ei) the following requirement and provisions shall apply to the lands zoned RVM1(A) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) and RVM1(B) Residential Urban Village Multiple Dwelling Zone One (Semi-Detached):
- The minimum front yard shall be 1.2 m to the main wall for Units 1 to 14;
 - The minimum front yard setback shall be 2.0 m to the main building wall for Unit 15;
 - A pilaster or firewall may encroach a minimum 0.6 m into the minimum front yard for Units 1 to 14;
 - The minimum exterior yard building setback shall be 1.5 m to a pilaster or fire wall for Unit 1;
 - The minimum front yard building setback shall be 2.0 m to a pilaster structure or fire wall (Units 15 to 19);
 - The minimum exterior yard setback to a building shall be 1 m for Units 15, 21 and 22;

- The minimum rear yard setback shall be 6 m for Units 1 to 14 and 7.5m for Units 15 to 19 and Units 21 and 22;
- The minimum rear yard setback shall be 5.9 m to pilaster structure for Units 3 and 4;
- The minimum setback for any building and structure to a sight triangle shall be 0.5 m for Unit 15;
- Steps may encroach into the minimum interior garage length for Unit 16;
- The maximum building height shall be 11.5 m;
- The minimum lot depth shall be 29 m for Units 1 to 14;
- The minimum exterior side yard setback for a building and structure abutting a public lane shall be 1 m.

c) Adding Schedule "E-1583" attached hereto as Schedule "1".

d) Deleting Key Map 6D and substituting therefor the Key Map 6D 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 21th day of November, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 156-2017

The lands subject to this By-law are located on the west side of Weston Road, south of Davos Road, and are known municipally as 9554 Weston Road, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from A Agricultural Zone, RVM1(A) Residential Urban Village Multiple Dwelling Zone One and RV4 Residential Urban Village Zone Four to RVM1(A) Residential Urban Village Multiple Zone One (Street townhouse), and RVM1(B) Residential Urban Village Multiple Zone One (Semi-Detached Dwellings) to permit a proposed street townhouse and semi-detached development, with the following site-specific zoning exceptions:

- Provide a new definition for a Porch Unenclosed in the RVM1(A) Zone and for Tandem Parking;
- Permit a maximum width of a driveway at the street curb and curb cut of 6.1 m for Units 2 to 6, 9 to 13, 9 for Unit 1 6.25 m for Units 7, 8, 14, 15 and 19;
- Permit a maximum driveway width of 5.6 m for Units 15, 21 and 22;
- The minimum front yard setback of 1.2 m to the main building and 0.6 m to an architectural feature, structure or firewall for Units 1 to 14;
- Permit a minimum exterior yard building setback of 1.5 m to a pilaster structure or firewall for Unit 1;
- Permit a minimum front yard shall be 2.0 m to the main building wall and including a pilaster or firewall for Unit 15;
- Permit a minimum exterior yard setback of 1 m for Units 15, 21 and 22;
- Permit a minimum setback for any building or structure to a sight triangle of 0.5 m for Unit 15;
- Permit a minimum building height shall be 11.5 m;
- Permit a minimum lot depth of 29 m for Units 1 to 14; and
- Permit stairs to encroach into the minimum interior garage length.