

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 140-2023**

**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) Deleting Exception Paragraph 9(1469) in its entirety and replacing it with the following Exception Paragraph 9(1469);

“9(1469) Notwithstanding the provisions of:

    - a) Subsection 2.0 regarding definitions;
    - b) Subsection 3.14 respecting yard encroachments and restrictions;
    - c) Subsection 3.8 respecting parking requirements;
    - d) Subsection 4.22.2 respecting encroachments of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies;
    - e) Subsection 4.29 respecting Uses Permitted; and,
    - f) Subsection “A3” respecting Minimum Lot Frontage, Lot Area, Front, Rear, Interior and Exterior Side Yards, Lot Depth and Building Height requirements for lands zoned RT1, Residential Townhouse Zone (Standard Lot);

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1599”:

- ai) for the purpose of this paragraph, “Dwelling, Back-to-Back Townhouse” and “Lot Line, Front”, shall be defined as follows:

Dwelling, Back-to-Back Townhouse: Means an attached low-rise residential building providing primary building frontage on two sides, with units sharing rear and side walls and situated on their own lots;

Lot Line, Front: For Blocks 2 to 6 and 13 to 15, Street “1” shall be deemed to be the Front Lot Line;

- bi) fireplaces may encroach 0.5 m into an interior side, exterior side or rear yard;
- bii) bay windows with or without footings may encroach into a minimum required front, exterior side or rear yard to a maximum of 1 m except on Blocks 26 and 27;
- biii) covered or uncovered balconies may encroach into a minimum required front yard to a maximum of 1.8 m for Blocks 1 and 15 to 19;
- biv) an air conditioner may be permitted to encroach into any minimum required yard to a maximum of 0.6 m for Blocks 1 and 15 to 19;
- ci) the minimum parking requirement for a Back-to-Back Townhouse dwelling shall be 2 parking spaces per dwelling unit;
- di) a covered or uncovered unenclosed porch (with or without footings) may encroach a maximum of 1.8 m into the minimum required front, exterior side or rear yard;
- dii) notwithstanding section 4.22.2 ii), a 1 m no encroachment zone shall be maintained inside the property line within the front yard and exterior side yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
- diii) a minimum 1 m no encroachment shall be maintained for steps

- for Blocks 2 to 5, 13 to 15, 26 and 27;
- ei) Back-to-Back Townhouse Dwellings shall be permitted as an additional use;
- fi) the minimum lot frontage per unit shall be as follows:
- 5.6 m (Blocks 2 to 5, 26 and 27);
  - 5.8 m (Blocks 6 to 12, 20 to 25 and 28 to 31); and,
  - 6.4 m (Blocks 1, 13 to 19).
- fii) the minimum lot area per unit shall be as follows:
- 140 m<sup>2</sup> (Blocks 6 to 12 and 20 to 31);
  - 135 m<sup>2</sup> (Blocks 2 to 5 and 13 to 15); and,
  - 85 m<sup>2</sup> (Blocks 1 and 16 to 19);
- fiii) the minimum front yard shall be 3.9 m;
- fiv) the minimum rear yard shall be as follows:
- 7 m (Blocks 6 to 11, 20, 21 and 23 to 31);
  - 4 m (Blocks 2 to 5);
  - 0 m (Blocks 1 and 16 to 19);
  - 6.5 m (Block 12);
  - 3.8 m (Block 13);
  - 1.69 m (Block 13, Unit 64);
  - 3.6 m (Block 14);
  - 3 m (Block 15); and,
  - 5.5 m (Block 22);
- fv) the minimum interior side yard (end units) shall be 1.2 m;
- fvi) the minimum interior side and rear yard abutting a non-residential use, including a walkway, shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31;
- fvii) the minimum exterior side yard shall be as follows:
- 3.3 m (Blocks 1, 17 to 21); and,
  - 1.8 m (Blocks 26 and 27);
- fviii) the minimum setback to a site triangle shall be 1 m for Blocks 1, 17 to 21, 26 and 27;

fix) the minimum lot depth shall be as follows:

- 25.5 m (Blocks 6 to 12, 20, 21 and 24 to 31);
- 24.5 m (Blocks 2 to 5 and 13 to 15);
- 13 m (Blocks 1, 16 to 19); and,
- 23.5 m (Block 22 and 23);

fx) the maximum building height shall be 12 m;

fxi) the maximum number of townhouse units in a row within Block 14 shall be 8 units"

Voted in favour by City of Vaughan Council this 26<sup>th</sup> day of September, 2023.

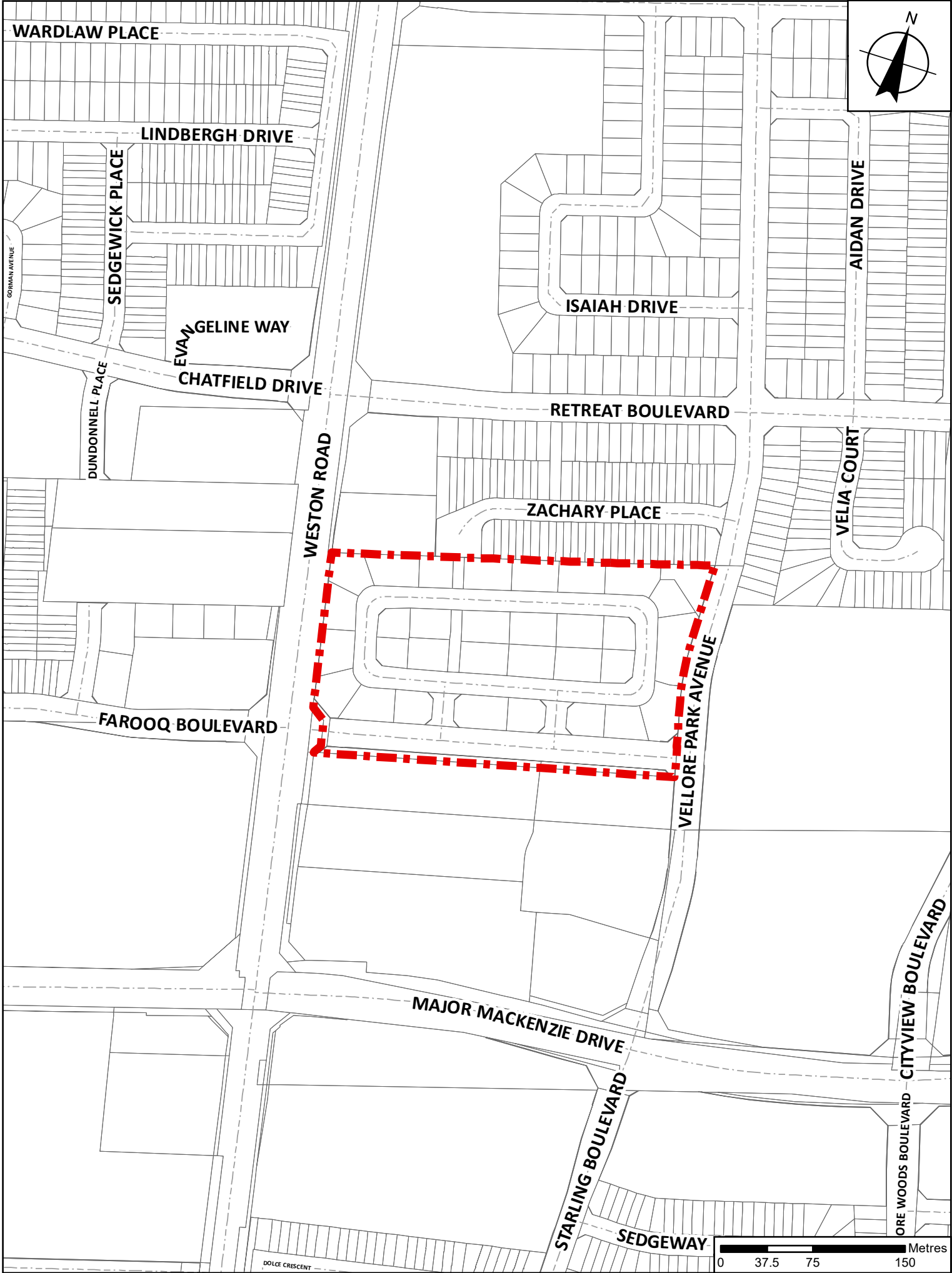
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Steven Del Duca, Mayor

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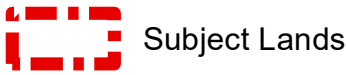
Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 6 of the Committee of the Whole  
Adopted by Vaughan City Council on February 17, 2021.  
City Council voted in favour of this by-law on September 26, 2023.  
Approved by Mayoral Decision MDC 003-2023 dated September 26, 2023  
**Effective Date of By-Law: September 26, 2023**



# LOCATION MAP TO BY-LAW 140-2023

**FILE:** Z.19.029  
**LOCATION:** Part of Lot 21 Concession 5  
**APPLICANT:** Vaughan NW Residences Inc.  
**CITY OF VAUGHAN**



### **SUMMARY TO BY-LAW 140-2023**

The lands subject to this By-law are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.

This By-law is an administrative correction to site-specific Exception 9(1469) under Zoning By-law 1-88, as amended. The implementing Zoning By-law 034-2021 enacted by Council on March 10<sup>th</sup>, 2021 incorrectly referenced provisions to encroachments into required yards and covered and uncovered balconies and unenclosed porch encroachments into required yards. This By-law constitutes an Administrative Correction to By-law 1-88.