

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 044-2024**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**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 001-2021, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from R3 Third Density Residential Zone to RT1(H) Townhouse Residential Zone with the Holding Symbol “(H)” and OS2 Private Open Space Zone, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1164, as follows:

Exception Number 14.1164	Municipal Address:  158 and 166 Wallace Street
Applicable Parent Zone: RT1 and OS2	
Schedule A Reference: 46	
By-law 044-2024	
14.1164.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)” as shown on Figure E-1733, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <p>a. Lands zoned with the Holding Symbol “(H)” shall be used only for a <u>use legally existing</u> as of January 23, 2024.</p> <p>b. Removal of the Holding Symbol “(H)” from the subject lands shall be contingent upon:</p> <p>i. Vaughan Council adopting a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.</p> <p>ii. The Owner entering into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise, regarding such matters as the City may consider necessary, including payment of development levies, external road works, and municipal services, to the satisfaction of the City. The Subdivision Agreement shall be registered on title to the subject lands, at no cost to the City.</p>	
14.1164.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the Residential Townhouse (RT1) Zone, as shown on Figure E-1733:</p> <p>a. A minimum <u>lot area</u> of 140 m<sup>2</sup> per unit is required.</p> <p>b. A minimum <u>lot frontage</u> of 5.6 m per unit is required.</p> <p>c. A minimum <u>front yard</u> setback of 3.9 m is required.</p> <p>d. A minimum <u>rear yard</u> setback of 4.0 m to the <u>ground floor</u>, and 1.5 m for all <u>storeys</u> above the <u>ground floor</u> is required. The <u>rear yard</u> setback reflects the required minimum vegetation protection zone. There shall be no <u>buildings</u>, <u>structures</u>, pools or encroachments permitted within the required setbacks.</p> <p>e. A minimum <u>interior side yard</u> of 0.0 m for adjoining units and in all other cases 0.75 m is required, except to the northern <u>lot line</u> where the <u>interior side yard</u> setback shall be 1.2 m.</p> <p>f. A minimum <u>exterior side yard</u> setback to the southern lot line of 1.6 m is required.</p> <p>g. The maximum <u>lot coverage</u> shall be 76% per unit.</p> <p>h. The maximum <u>building height</u> shall be 12.8 m.</p> <p>i. A building setback of 28.0 m shall be provided from the western shared</p>	


<u>lot line</u> with Canadian Pacific railway.	
14.1164.3	Parking
<ol style="list-style-type: none"> <li>1. The following parking requirements shall apply to the Residential Townhouse (RT1) Zone, as shown on Figure E-1733: <ol style="list-style-type: none"> <li>a. Tandem parking is permitted.</li> <li>b. An elevator swing door is permitted to encroach into the garage <u>parking space</u> to a maximum of 0.5 m.</li> </ol> </li> </ol>	
14.1164.4	Other Provisions
<ol style="list-style-type: none"> <li>1. The following definitions shall apply to the “Subject Lands”, as shown on Figure E-1733: <ol style="list-style-type: none"> <li>a. Dwelling, townhouse means a <u>building</u> divided vertically side by side into three or more attached <u>dwelling units</u>, each unit having direct pedestrian access from the exterior of the <u>building</u>.</li> <li>b. A retaining wall shall include a crash wall and a noise wall.</li> </ol> </li> <li>2. The following additional provisions shall apply to the Residential Townhouse (RT1) Zone, as shown on Figure E-1733: <ol style="list-style-type: none"> <li>a. The maximum <u>driveway width</u> shall be 3.2 m per unit.</li> </ol> </li> <li>3. The following additional provisions shall apply to the Private Open Space (OS2) Zone, as shown on Figure E-1733: <ol style="list-style-type: none"> <li>a. A retaining wall is permitted to be 0.0 m from a <u>lot line</u>.</li> </ol> </li> </ol>	
14.1164.5	Figures
Figure E-1733	

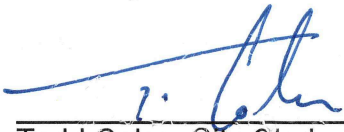
c) Adding a new Figure “E-1733” in Subsection 14.1164 attached hereto as Schedule “1”.

d) Deleting Map 46 in Schedule A and substituting therefore Map 46 attached hereto as Schedule “2”.

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

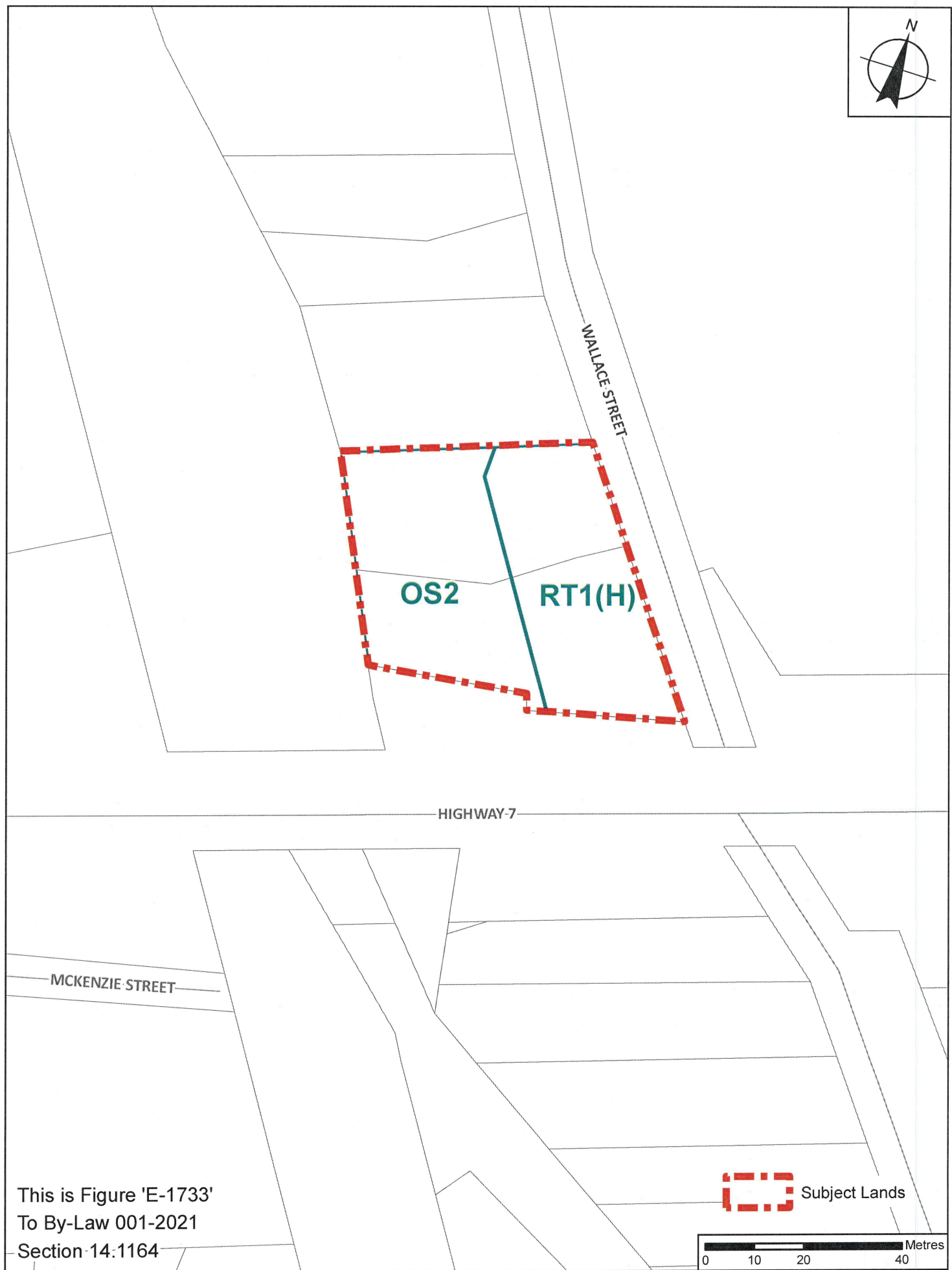
Voted in favour by City of Vaughan Council this 26th day of March, 2024.

  
\_\_\_\_\_  
Steven Del Duca, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 5 of the Committee of the Whole.  
Report adopted by Vaughan City Council on February 21, 2024.  
City Council voted in favour of this by-law on March 26, 2024.  
Approved by Mayoral Decision MDC 004-2024 dated March 26, 2024.  
**Effective Date of By-Law: March 26, 2024**





This is Schedule '1'  
To By-Law 044-2024  
Passed the 26th Day of March, 2024

File: Z.17.015

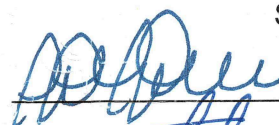

Related File: OP.17.006 and 19T-22V003

Location: 158 and 166 Wallace Street,  
Part of Lot 6, Concession 7

Applicant: King Home Construction Inc.

City of Vaughan

Signing Officers

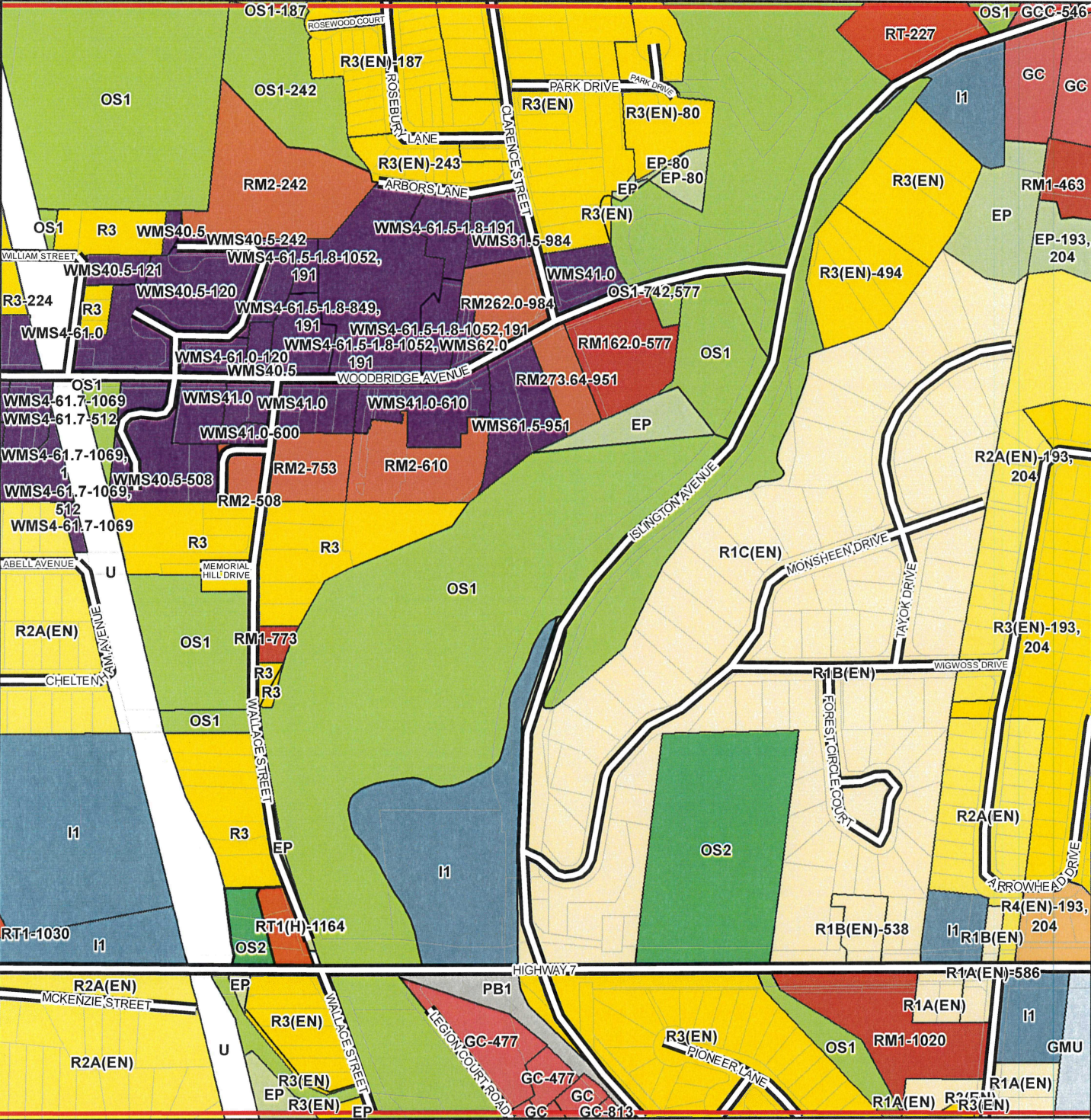
Mayor

Clerk



Zoning By-law 001 - 2021

Schedule A | Map 46



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN				
84	85	86	87	88
64	65	66	67	68
44	45	46	47	48
24	25	26	27	28
4	5	6	7	8

January 2024

THIS IS SCHEDULE '2'  
TO BY-LAW 044-2024  
PASSED THE 26TH DAY OF MARCH, 2024

File: Z.17.015

Location: 158 and 166 Wallace Street,  
Part of Lot 6, Concession 7

Applicant: King Home Construction Inc.  
City of Vaughan

SIGNING OFFICERS

*[Signature]*  
*[Signature]*

MAYOR

CLERK



### **SUMMARY TO BY-LAW 044-2024**

The lands subject to this By-law are located on the west side of Wallace Street, north of Regional Road 7 known municipally as 158 and 166 Wallace Street, in the City of Vaughan.

The purpose of this By-law is to carry forward Zoning By-law 1-88 site-specific development standards and mapping into Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands as approved by the Ontario Land Tribunal Order dated January 23, 2024 (By-law 043 -2024).

The By-law rezones the subject lands from “R3 Third Density Residential Zone” to “RT1(H) Townhouse Residential Zone with the Holding Symbol ‘(H)’” and “OS2 Private Open Space Zone”.

The By-law includes the Holding Symbol “(H)” for the “RT1 Townhouse Residential Zone”. These lands shall be used only for a use legally existing as of January 23, 2024. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopting a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
- b. The Owner entering into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise, regarding such matters as the City may consider necessary, including payment of development levies, external road works, and municipal services, to the satisfaction of the City. The Subdivision Agreement shall be registered on title to the subject lands, at no cost to the City.

The By-law also provides for site-specific development standards including permitted uses, and exceptions to minimum yard setbacks, maximum building height permissions, maximum lot coverage permissions, minimum lot area requirements, minimum lot frontage requirements, minimum landscape area requirements, permitted encroachments, maximum driveway width permissions, and parking requirements.



# LOCATION MAP TO BY-LAW 044-2024

**File:** Z.17.015  
**Related File:** OP.17.006 and 19T-22V003  
**Location:** 158 and 166 Wallace Street,  
Part of Lot 6, Concession 7  
**Applicant:** King Home Construction Inc.  
**City of Vaughan**

