

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 201-2025

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 “RT Townhouse Residential Zone” to “RT1 Townhouse Residential Zone” and “RT2 Townhouse Residential Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting Subsection 14.1083 in Part 14 Exception Zones and replacing it with a new Subsection 14.1083 as follows:

Exception Number 14.1083	Municipal Address: 1-279 Smallwood Circle, 839-899 and 901-911 Clark Avenue West
Applicable Parent Zone: RT1, RT2	
Schedule A Reference: 37	
By-law 081-2018, 193-2018, 201-2025	
14.1083.1 Permitted Uses	
<div>1. The following additional <u>use</u> shall be permitted on the lands identified as “Subject Lands”, as shown on Figure E-1588:</div> <div>a. Townhouse Dwelling.</div>	
14.1083.2 Lot and Building Requirements	
<div>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1588:</div> <div>a. The minimum <u>lot frontage</u> shall be:<div>i. 5.9 m for Blocks A, B, C, D, E, F, G, Z; and</div><div>ii. 5.5 m for Blocks H, I, J, K, L, M.</div></div> <div>b. The minimum <u>lot area</u> per unit shall be 117 m².</div> <div>c. The minimum <u>front yard</u> shall be:<div>i. 3.3 m for Blocks A, B, C, D, E, Z;</div><div>ii. 2.6 m for Block F; and</div><div>iii. 2.5 m for Block G.</div></div> <div>d. The minimum <u>rear yard</u> shall be:<div>i. 6.6 m for Blocks A, D, E, F, Z;</div><div>ii. 6.0 m for Blocks B, C, G, I, J, K, M, N, O;</div><div>iii. 5.65 m for Blocks H, L; and</div><div>iv. 6.8 m for Block P.</div></div> <div>e. The minimum <u>interior side yard</u> shall be:<div>i. 0.95 m for Blocks A, B, C, Z; and</div><div>ii. 0.9 m for Blocks D, E, F, G.</div></div> <div>f. The minimum <u>exterior side yard</u> shall be 0.85 m.</div> <div>g. The minimum <u>exterior side yard</u> abutting a <u>sight triangle</u> shall be 0 m.</div> <div>h. The maximum <u>building height</u> shall be:<div>i. 14.1 m for Blocks A, B, C, D, E, F, G, Z;</div><div>ii. 12.8 m for Blocks H, I, J, K, L, M, N, O; and</div></div>	

iii. 12.1 m for Block P.	
i. The maximum <u>lot coverage</u> requirements in Table 7-7 shall not apply.	
14.1083.3	Parking
<p>1. The following parking requirements shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1588:</p> <p>a. A minimum of 20 <u>visitor parking spaces</u> shall be provided, of which 2 shall be <u>barrier-free parking spaces</u>;</p> <p>b. The minimum interior <u>garage</u> width shall be 2.75 m; and</p> <p>c. Where a <u>driveway</u> is permitted in the <u>rear yard</u>, the maximum <u>driveway</u> width shall be 5.9 m.</p>	
14.1083.4	Other Provisions
<p>1. The following definitions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1588:</p> <p>a. Gross Floor Area: Means the aggregate of the floor areas of all <u>storeys</u> of a <u>building</u>, measured to the exterior of the outside walls, but not including the area of any cellar, or car <u>parking area</u> above or below <u>grade</u> within the <u>building</u> or within a separate <u>structure</u>, or <u>mechanical penthouse</u> or rooftop laundry room.</p> <p>b. 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>.</p> <p>2. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1588:</p> <p>a. The minimum <u>front yard setback</u> to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;</p> <p>b. A minimum of 58.4% of the required minimum <u>landscape</u> area for the <u>front</u> or <u>exterior side yard</u> shall be composed of <u>soft landscape</u>;</p> <p>c. The maximum permitted encroachment for exterior stairways into a required <u>interior side yard</u> for Blocks A, B, C, D, E, F, G, and Z shall be 0.95 m; and</p> <p>d. The maximum permitted encroachment for porches and balconies (uncovered, unexcavated and unenclosed) into a <u>rear yard</u> shall be 4.4 m.</p>	
14.1083.5	Figures
Figure E-1588	

- c) Deleting Figure E-1588 in Subsection 14.1083 and replacing it with Figure E-1588 attached hereto as Schedule “1”.
- d) Amending Map 37 in Schedule A in the form attached hereto as Schedule “2”.

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

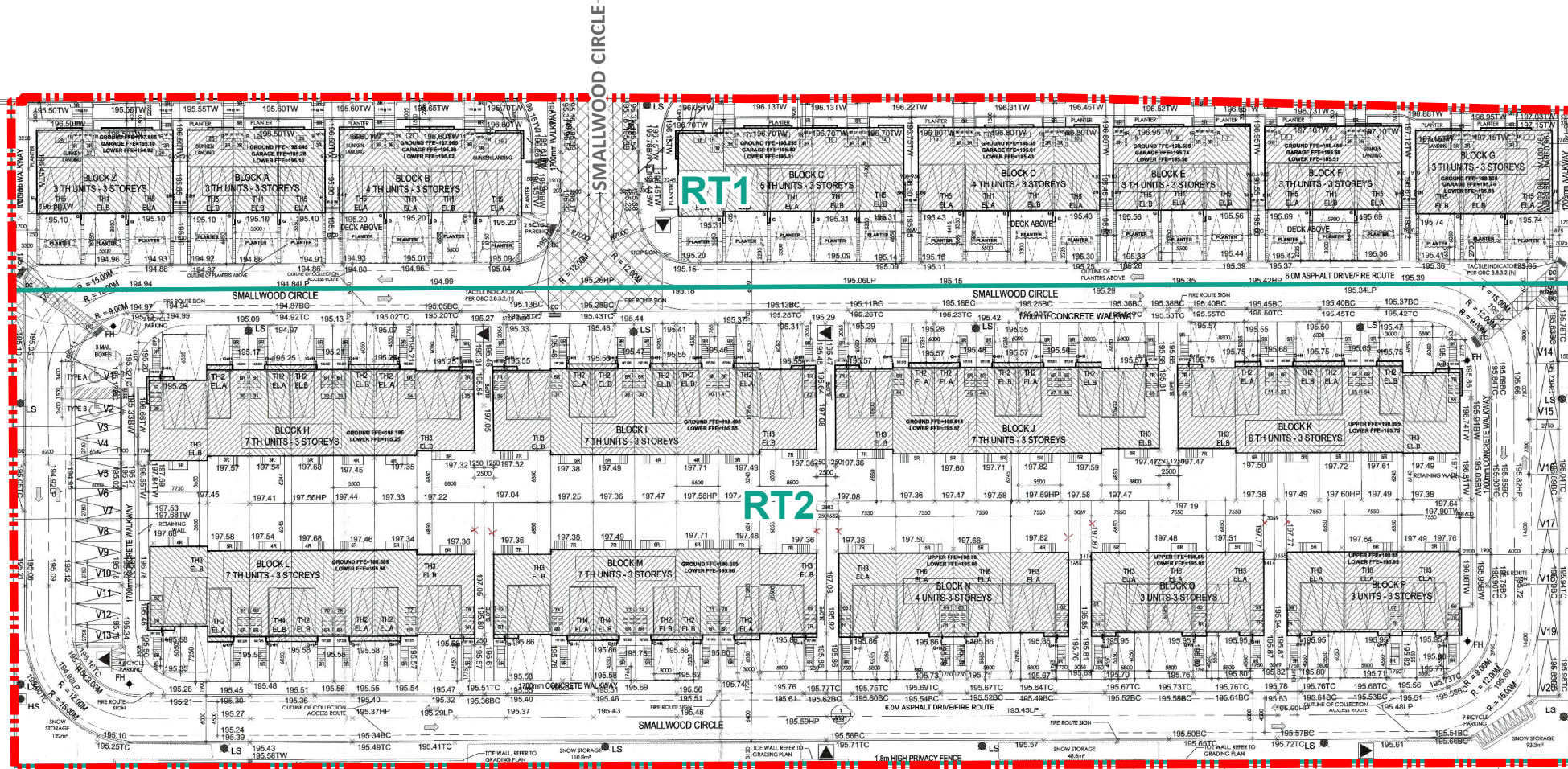
Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor


Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025

CLARK AVENUE WEST



This is Figure 'E-1588'
To By-Law 001-2021
Section 14.1083

 Subject Lands

0 10 20 40 Metres

File: Z.25.005
Related Files: Z.16.037, DA.16.079, 19T-16V008,
19CDM-16V004, DA.19.064
Location: Part of Lot 3, Concession 2
Applicant: City of Vaughan
City of Vaughan

This is Schedule '1'
To By-Law 201-2025
Passed the 22nd Day of September, 2025

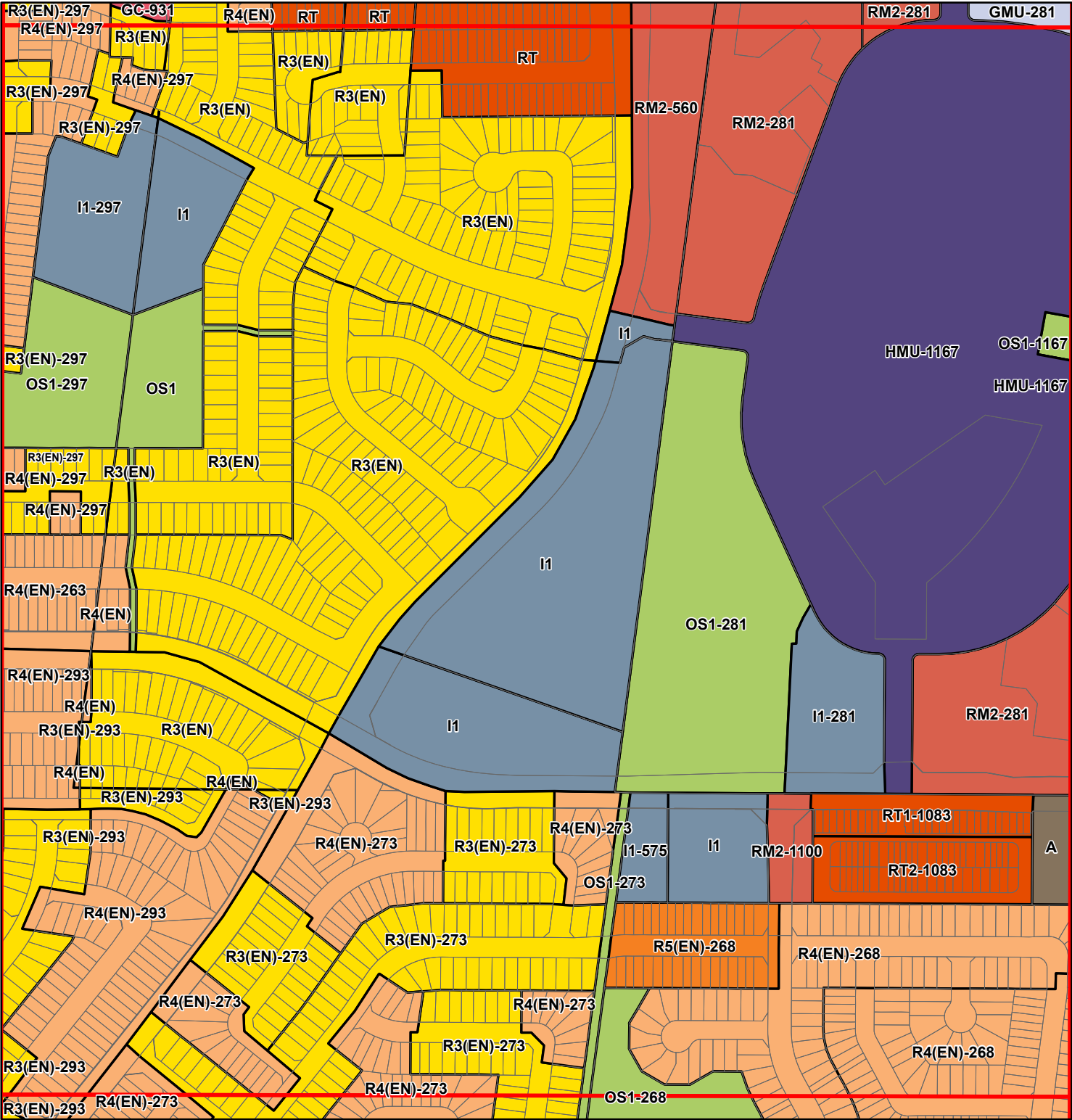
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 37



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate 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)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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



1:5,130



75	76	77	78	79
55	56	57	58	59
35	36	37	38	39
15	16	17	18	19

Final: August 2025

This is Schedule '2'
To By-Law 201-2025

Passed the 22nd Day of September, 2025

File: Z.25.005

Related Files: Z.16.037, DA.16.079, 19T-16V008,
19CDM-16V004, DA.19.064

Location: Part of Lot 3, Concession 2

Applicant: City of Vaughan

City of Vaughan

Signing Officers

Mayor

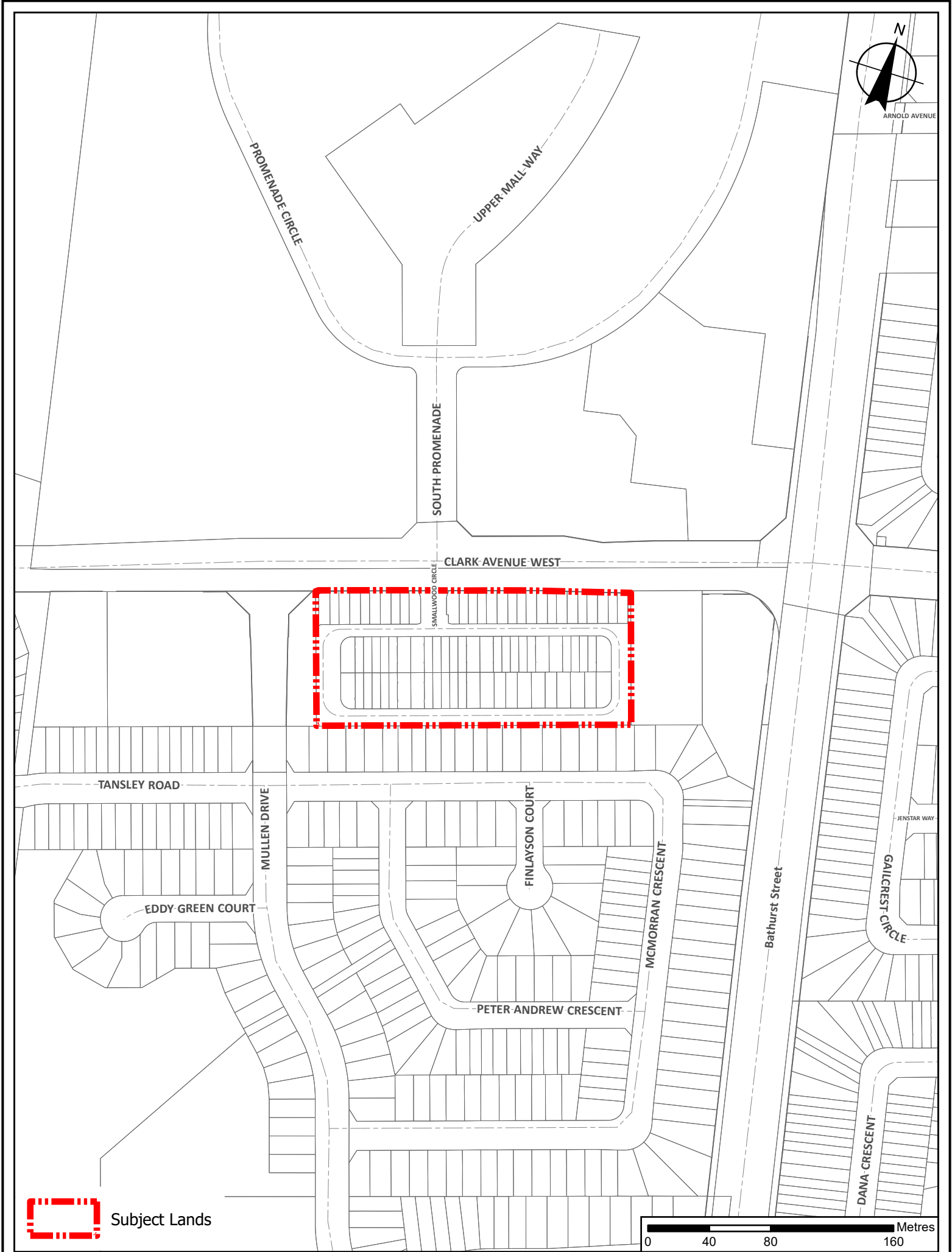
Clerk

SUMMARY TO BY-LAW 201-2025

The lands subject to this By-law are located on the south side of Clark Avenue West, being Part of Lot 3, Concession 2, municipally known as 1-279 Smallwood Circle, 839-899 & 901-911 Clark Avenue West, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from “RT Townhouse Residential Zone” to “RT1 Townhouse Residential Zone” and “RT2 Townhouse Residential Zone”, and to revise site-specific exception 14.1083 to correct lot and building requirements and incorporate standards for townhouse block ‘P’.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by deleting obsolete provisions and by rearranging provisions within site-specific exception 14.1083. The administrative corrections to Zoning By-law 001-2021 are considered to be the deletion of “obsolete” provisions and the “rearrangement” of provisions under Policies 10.1.4.7.b and c. of Vaughan Official Plan, 2010.



Location Map To By-Law 201-2025

File: Z.25.005
Related Files: Z.16.037, DA.16.079, 19T-16V008,
19CDM-16V004, DA.19.064
Location: Part of Lot 3, Concession 2
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