

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 218-2022

A By-law to amend City of Vaughan By-law 1-88 as amended by By-laws 143-2018 and 096-2021.

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;

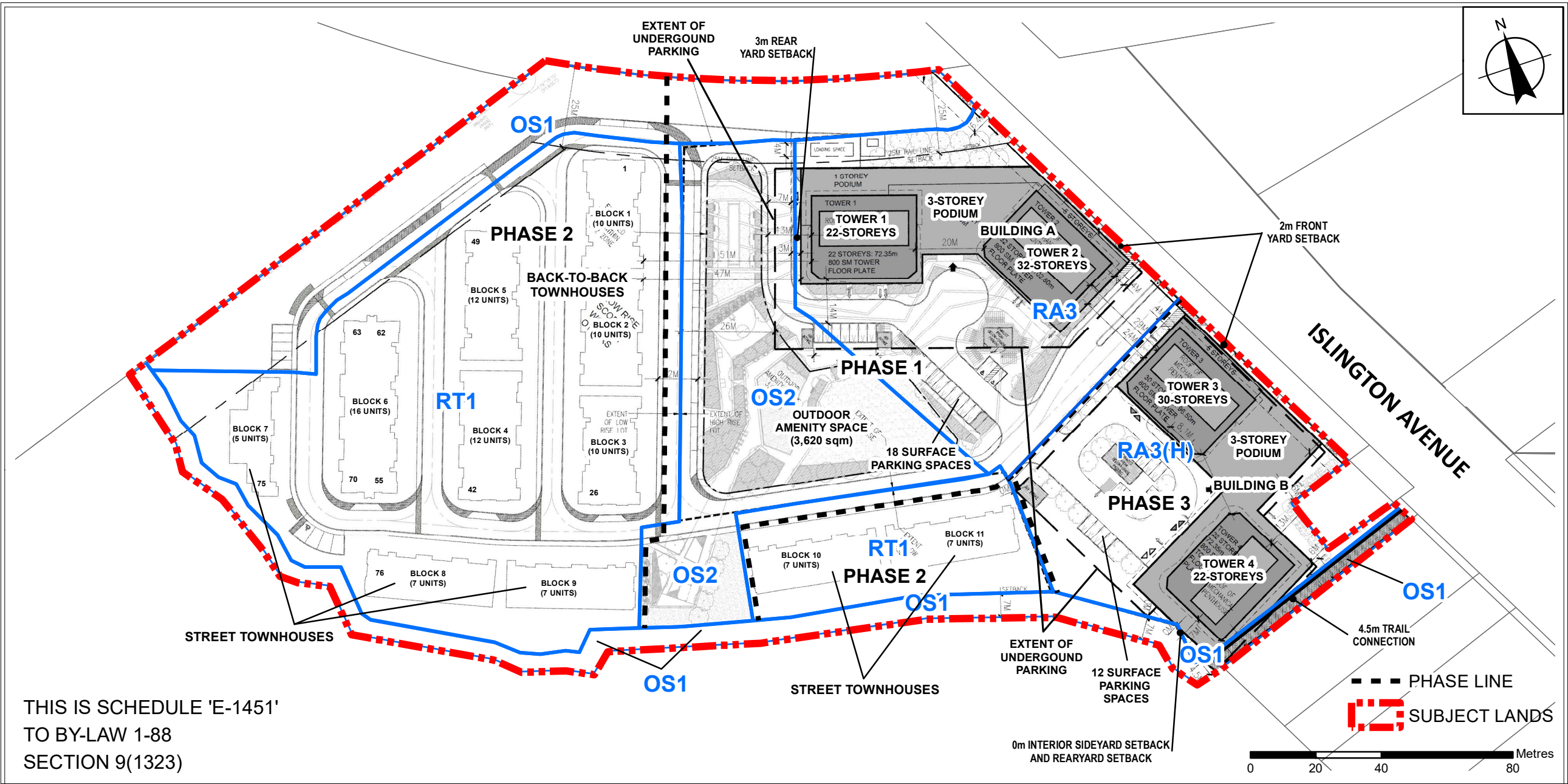
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule “E-1451” and substituting therefor the Schedule “E-1451” attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” from the Phase 1 and 2 portions of the lands shown as Subject Lands on Schedule “1” and effectively zoning them RT1 Residential Townhouse Zone, RA3 Apartment Residential Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone, subject to site-specific Exception 9(1323).
 - b) Deleting Key Map 7A and substituting therefor the Key Map 7A attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” from the Phase 1 and 2 portions of the Subject Lands.
 - c) Deleting Part “A” to Exception 9(1323), and substitute therefore with the word “Deleted”, thereby deleting the relevant reference to the Holding Symbol “(H)” in the said Exception 9(1323).
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of September, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1451'
TO BY-LAW 1-88
SECTION 9(1323)

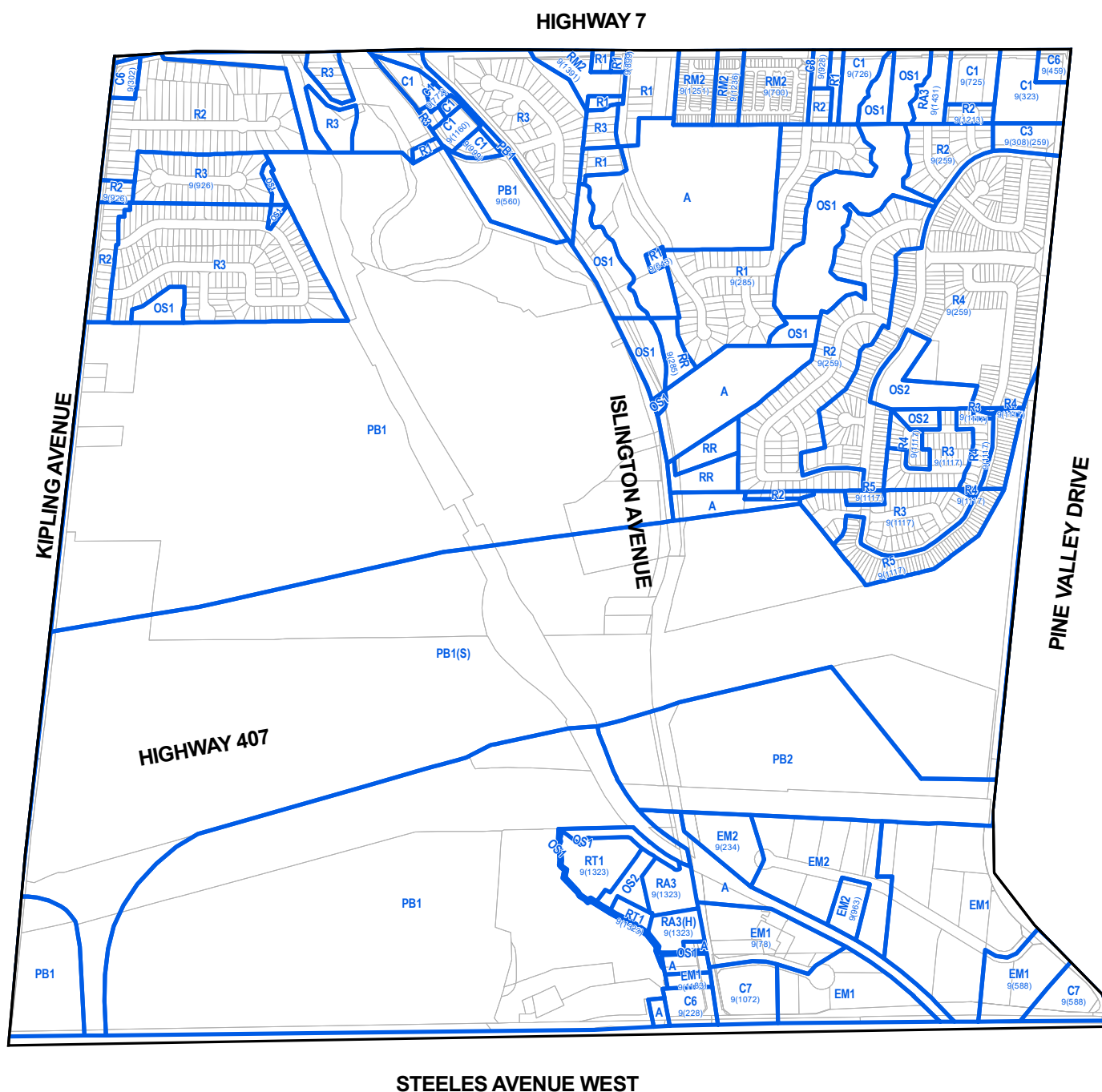
File: Z.22.016
Related Files: OP.19.013,Z.19.035,DA.20.007,DA.18.015,19T-17V006
Location: Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691
Applicant: Primont (Islington) Inc.
City of Vaughan

This is Schedule '1'
To By-Law 218-2022
Passed the 28th Day of September, 2022

SIGNING OFFICERS

MAYOR

CLERK



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Related Files: OP.19.013,Z.19.035,DA.20.007,DA.18.015,19T-17V006
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CLERK

SUMMARY TO BY-LAW 218-2022

The lands subject to this By-law are located on the west side of Islington Avenue and north of Steeles Avenue, municipally known as 7082 Islington Avenue, being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the Phase 1 and 2 portions of the Subject Lands, which are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone, subject to site-specific Exception 9(1323). Removal of the Holding Symbol "(H)" will facilitate the development of 2 high-rise residential towers with heights of 22 and 32-storeys with a gross floor area ('GFA) of 46,730 m² and 547 total apartment units, and 103 low-rise back-to-back and street townhouse units over 11 residential blocks on a private common element road with a 3,620 m² private outdoor amenity area. The Subject Lands were originally zoned with the Holding Symbol "(H)" by By-laws 143-2018 and 096-2021, until such time that the following conditions are satisfied:

For the Phase 2 lands zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)":

- a. The Owner shall submit a Ministry of Environment and Climate Change (the "MOECC") Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
- b. The Owner shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA"); and,
- c. The proposed water and sanitary sewer extension and connection is resolved to the satisfaction of the City of Vaughan and York Region

For the Phase 1 lands zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)":

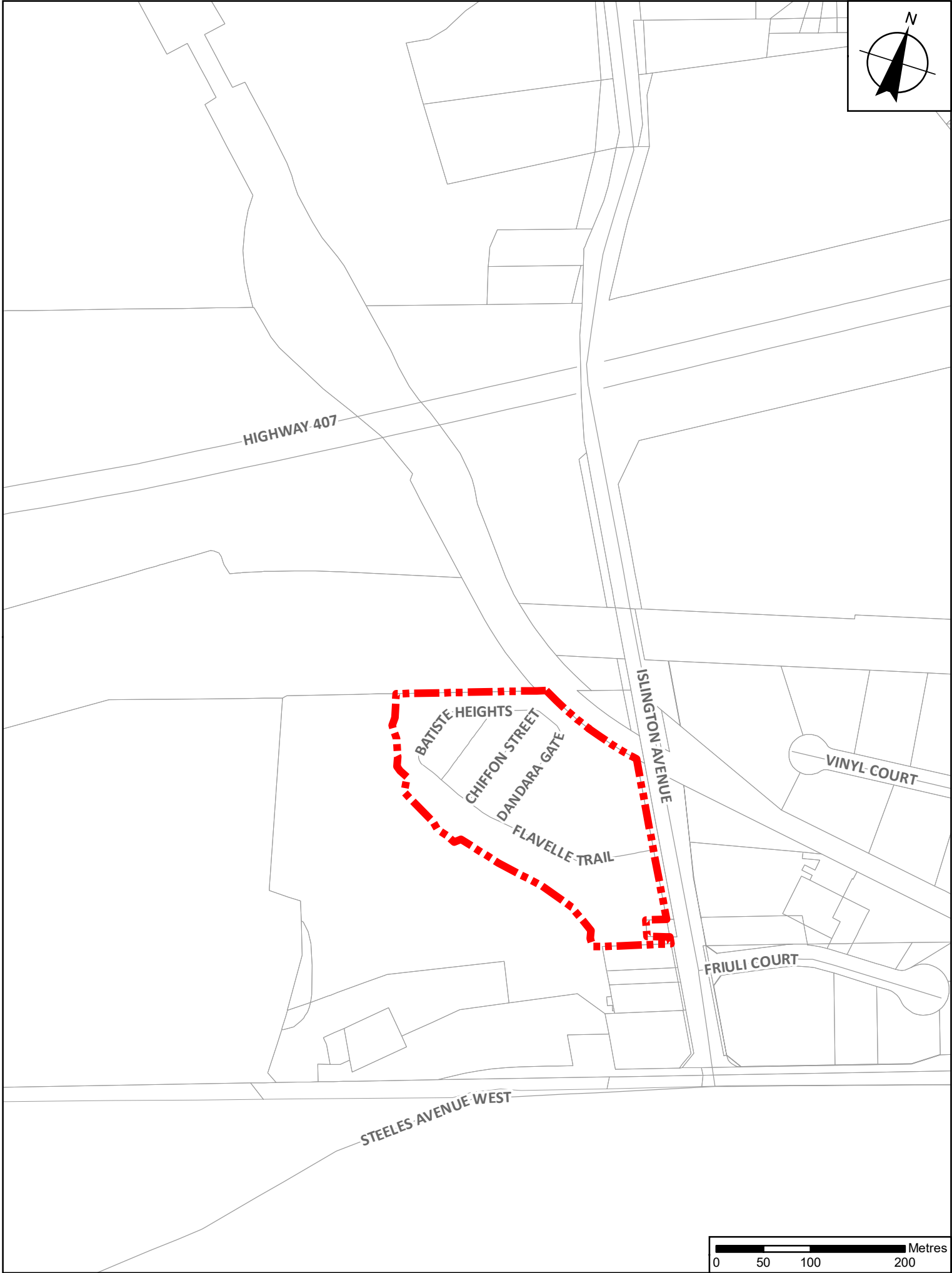
- a. The Owner shall submit a Ministry of Environment and Climate Change (the "MOECC") Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
- b. The Owner shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA");
- c. Water and sanitary servicing capacity shall be identified on the Phase 1 portion of the Subject Lands, as shown on Schedule "E-1451" zoned "RA3(H) Apartment Residential Zone" and allocated by Vaughan Council;
- d. The Owner shall enter into a formal Agreement with the City of Vaughan to dedicate the remaining portion of the unencumbered trail connection (if any) to the City at an agreed point in time for the portion of the lands zoned "RA3(H) Apartment Residential Zone" only, to the satisfaction of the City; and
- e. That the sanitary sewer connection is resolved to the satisfaction of the City and a Subdivision Agreement has been executed following approval of the Draft Plan of Subdivision, to satisfy all conditions, financial or otherwise from the City, specifically: the construction of all proposed municipal infrastructure, including the sanitary service connection; storm servicing; watermain; and access and consideration for future operation and maintenance of the deep services located in the valleylands system. Said agreement may also be subject to approval from York Region and the Toronto and Region Conservation Authority, and further conditions of approval from external review agencies.

The TRCA has confirmed that conditions relating to the detailed design of the development have been satisfied and have no objection to the removal of the Holding

Symbol “(H)”. The Vaughan Development Engineering Department has no objection to the removal of the Holding Symbol “(H)” as the conditions relating to the submission and registration of the required RSC, the resolving of the proposed water and sanitary sewer extension in consultation with York Region, and the execution of the Subdivision Agreement following approval of the Draft Plan of Subdivision have been satisfied. The Vaughan Parks Infrastructure Planning and Development Department has no objection to the removal of the Holding Symbol “(H)” as the condition relating to the dedication of the remaining portion of the unencumbered trail connection to the City for the portion of the lands zoned RA3(H) Apartment Residential Zone will be secured through the registration of Draft Plan of Subdivision 19T-17V006.

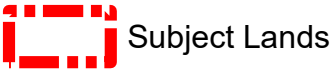
On June 19, 2018, Vaughan Council adopted a resolution for the allocation of water and sewage servicing capacity on the Phase 2 portion of the Subject Lands zoned RT1 Residential Townhouse Zone.

On June 28, 2022, Vaughan Council adopted a resolution for the allocation of water and sewage servicing capacity on the Phase 1 portion of the Subject Lands zoned RA3 Apartment Residential Zone.



Location Map To By-Law 218-2022

File: Z.22.016
Related File: OP.19.013, Z.19.035, DA.20.007, DA.18.015, 19T-17V006
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Subject Lands