

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 182-2020

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 033-2019.

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:

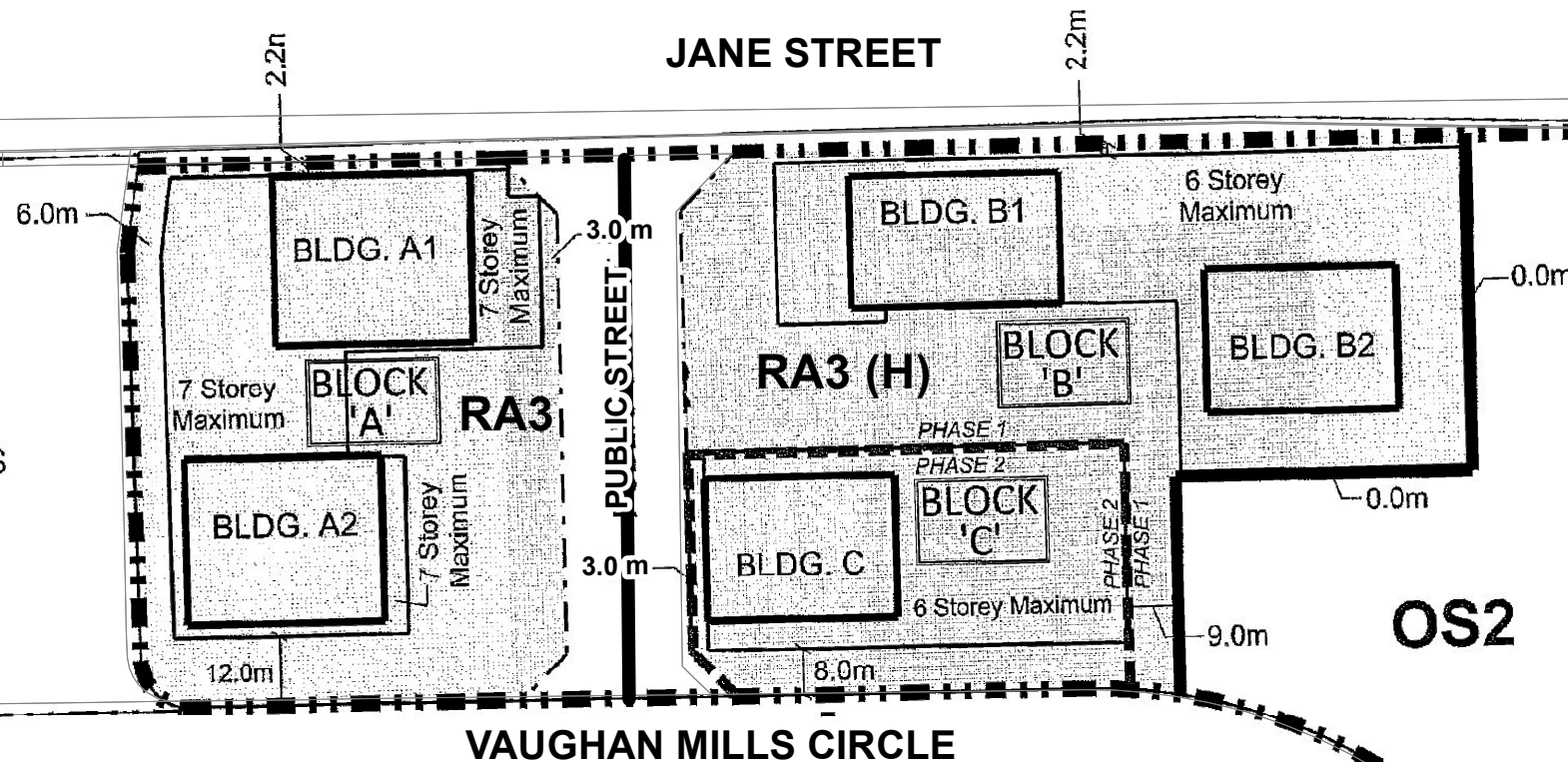
1. That City of Vaughan By-law Number 1-88, as amended by By-law 033-2019, be and it is hereby further amended by:
 - a) Deleting Key Map 5C and substituting therefor the Key Map 5C attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on a portion of the Subject Lands”, and effectively zoning that portion of the Subject Lands to RA3 Apartment Residential Zone.
 - b) Deleting Schedule “E-1603” and substituting therefor the Schedule “E-1603” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands” on Schedule “E-1603” and effectively zoning them RA3 Apartment Residential Zone.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 15th day of December, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

BLOCK '1'
OFFICE LANDS



This is Schedule 'E-1603'
To By-Law 1-88
Section 9(1472)

File: Z.18.023
Related File: DA.18.047
Location: Part of Lots 14 and 15, Concession 5
Applicant: Dulcina Investments Inc.
City of Vaughan

This is Schedule '1'
To By-Law 182-2020
Passed the 15th Day of December, 2020

Signing Officers

Mayor

Clerk



Clerk

SUMMARY TO BY-LAW 182-2020

The lands subject ('Subject Lands') to this By-law are municipally known as 9000 Jane Street and are located on the west side of Jane Street, south of Rutherford Road in part of Lots 14 and 15, Concession 5, City of Vaughan.

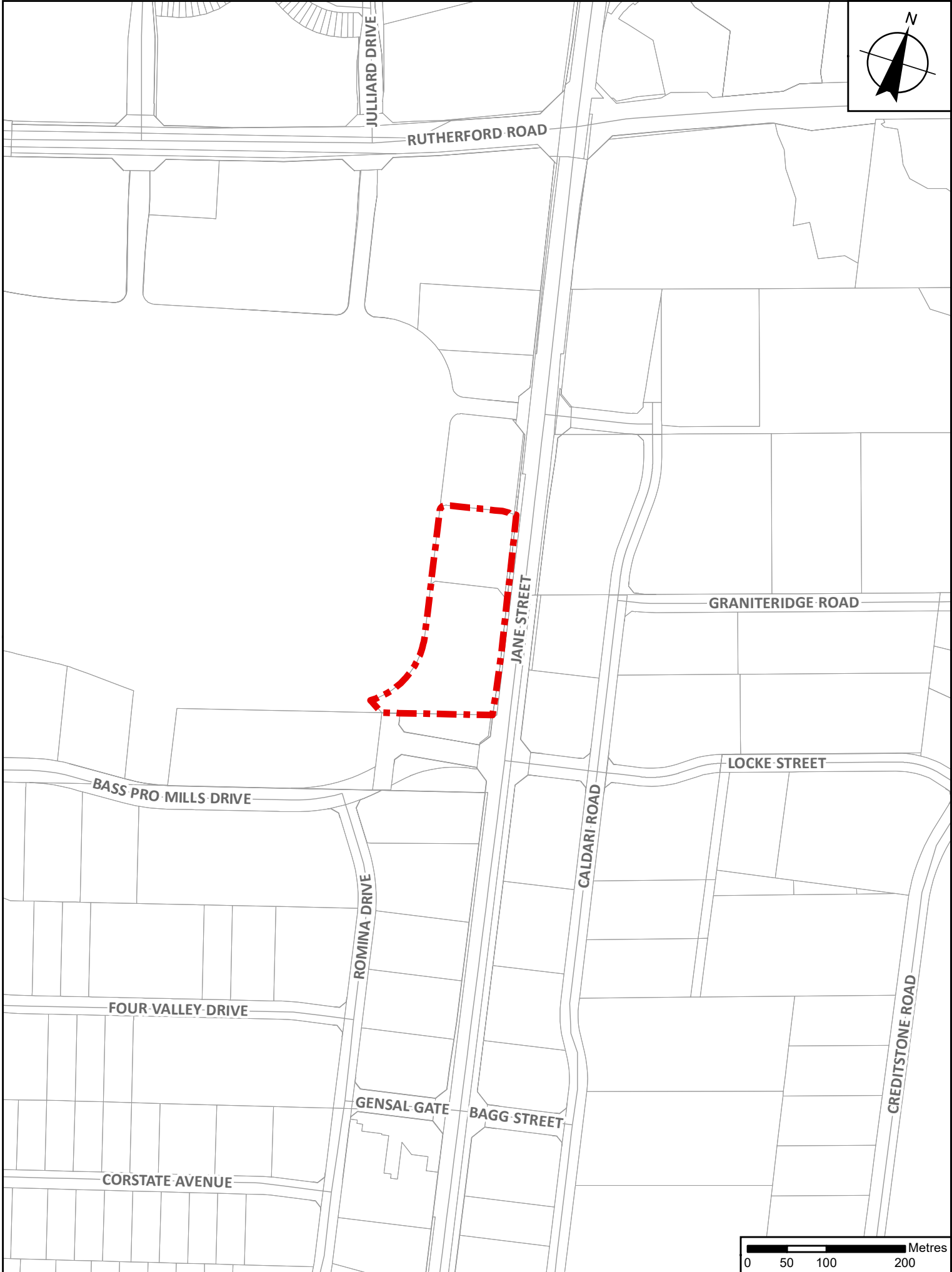
The purpose of this by-law is to remove the Holding Symbol "(H)" from a portion of the Subject Lands, known under By-law 033-2019 as Phase 1 Lands (2021) Horizon) which are zoned RA3(H) Residential Apartment Zone with the Holding Symbol "(H)" to facilitate the development of Phase 1A to permit 24 and 26 storey apartment buildings, with 586 residential units and related ground floor commercial served by 761 parking spaces.

The Subject Lands were originally zoned with the Holding Symbol "(H)" by By-law 033-2019, which was approved by the Local Planning Appeal Tribunal through an Order issued on September 17, 2018 as Board File No. PL 110420. A By-law to remove the Holding Symbol "(H)" on the Subject Lands or any portion of the Subject Lands shall not be enacted until such time as the conditions approved by the Local Planning Appeal Tribunal and outlined in By-law 033-9019 have been satisfied.

To date the applicant has satisfied all of the conditions except for the execution of the Development Agreement, Parks Development Agreement, Cost Sharing Agreement and a Section 37 Agreement. The Development Agreement, Parks Development Agreement and Cost Sharing Agreement have been drafted and the City is working with the Owner to finalize. The Section 37 Agreement is ready for the Owner to execute.

On November 9, 2020 York Region indicated that all York Region requirements for the removal of the Holding Symbol "(H)" provision for the Subject Lands in Phase 1A of Zoning By-law 033-2019, requiring approval from the Region of York, have been fulfilled to their satisfaction.

The Owner has submitted a legal Letter of Undertaking to execute and guarantee the works under the above noted agreements and Site Plan Agreement and all the required Letters of Credit amounts in advance of the execution of the agreements and the lifting of the Holding Symbol "(H)" thereby satisfying the requirements of the "(H)". As such the Holding Symbol "(H)" can be removed for a portion of the Subject lands.



Location Map
To By-Law 182-2020

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Subject Lands