

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 099-2023**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 157-2022 and 018-2023.**

**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 and approved at this time, with which the matters herein set out are 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-1604” and substituting therefore the Schedule “E-1604” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” for Phases 1, 2, and 4 as shown on Schedule “2”.
  - b) Until such time that the conditions to remove the Holding Symbol “(H)” from Phase 3 of the Subject Lands shown on Schedule “2” have been satisfied, the Holding Symbol “(H)” shall remain in the manner shown on Schedule “1”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

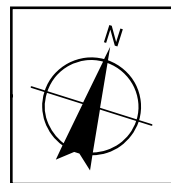
---

Steven Del Duca, Mayor

---

Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 27  
of the Committee of the Whole.  
Adopted by Vaughan City Council on  
June 28, 2022.



HIGHWAY 7

MAPLECRETE ROAD


C9(H)

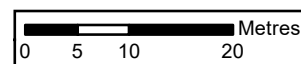
C9

C9

C9

THIS IS SCHEDULE 'E- 1604'  
TO BY-LAW 1-88  
SECTION 9(1473)

 SUBJECT LANDS



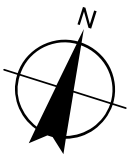
THIS IS SCHEDULE '1'  
TO BY-LAW 099-2023  
PASSED THE 20TH DAY OF JUNE, 2023

**FILE:** Z.23.010  
**RELATED FILES:** Z.21.010, OP.21.007, DA.18.037  
**LOCATION:** Part of Lot 5, Concession 4  
**APPLICANT:** 1930328 Ontario Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

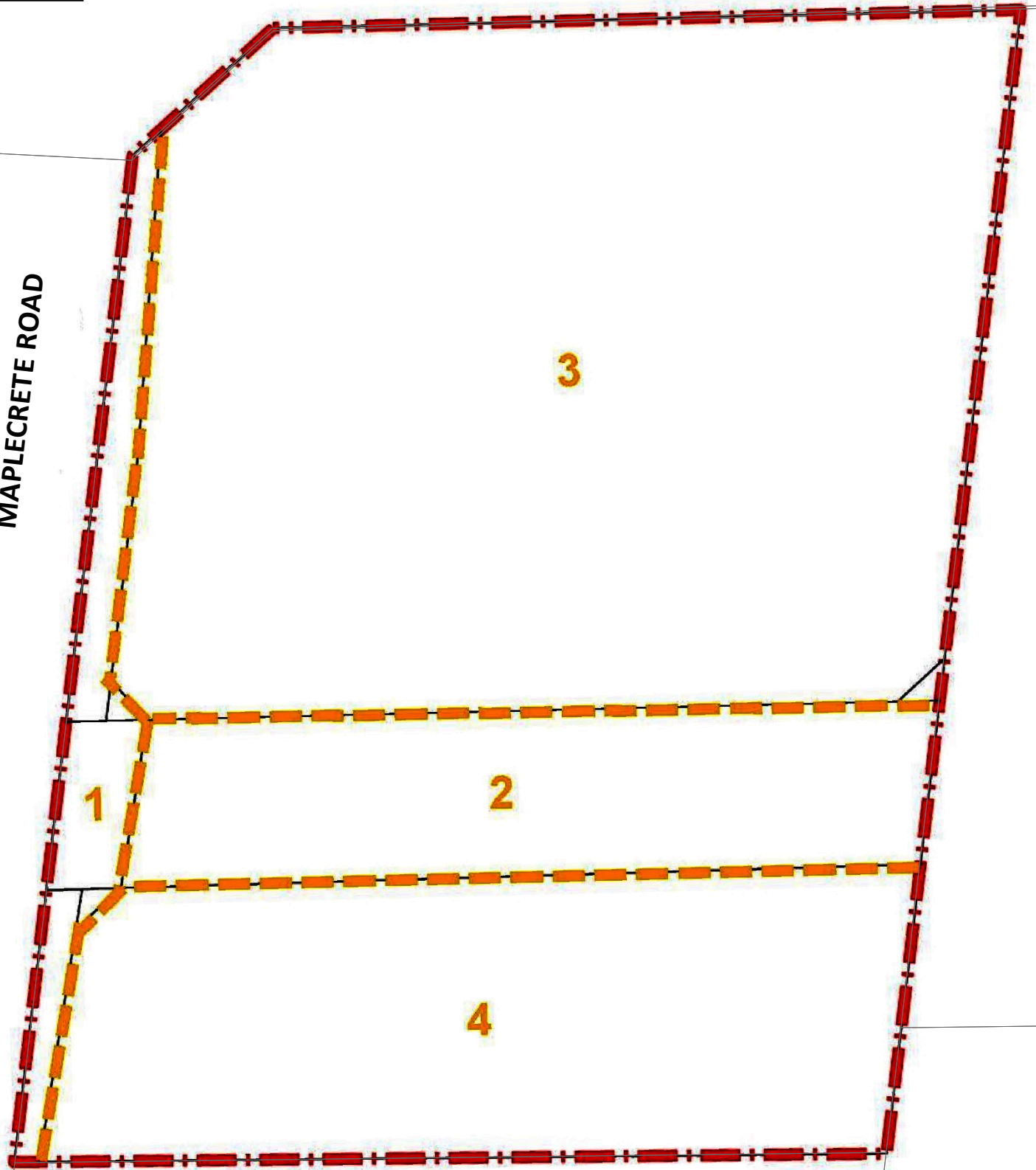
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



HIGHWAY 7

MAPLECRETE ROAD



PHASED DEVELOPMENT



SUBJECT LANDS

THIS IS SCHEDULE '2'  
 TO BY-LAW 099-2023  
 PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.23.010

RELATED FILES: Z.21.010, OP.21.007, DA.18.037

LOCATION: Part of Lot 5, Concession 4

APPLICANT: 1930328 Ontario Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

### **SUMMARY TO BY-LAW 099-2023**

The lands subject to this By-law are located at the southeast corner of Maplecrete Road and Highway 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, and are municipally addressed as 2871 Highway 7, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from Phases 1, 2, and 4 of the Subject Lands, which are zoned C9(H) Corporate Centre Zone, to facilitate the development of a mixed-use development consisting of three (3) apartment buildings (49, 45 and 7-storeys) with at-grade retail.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 157-2022, further amended by By-law 018-2023, until such time that a Remedial Action Plan (RAP) was provided to the satisfaction of the City and a Record(s) of Site Condition (RSC(s)) was obtained and filed on the Environmental Site Registry with the Ministry of the Environment, Conservation Parks (MECP) for the Subject Lands. The Development Engineering Department has confirmed that the submitted RAP and RSCs filed with MECP for Phases 1, 2, and 4 are satisfactory and therefore the Holding Symbol “(H)” can be removed.

The “H” shall remain on Phase 3 of the Subject Lands until such time that the conditions to remove the “H” have been satisfied.



JANE STREET

BARNES COURT

EXPO WAY

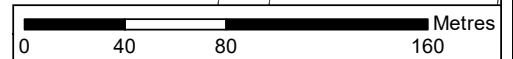
HIGHWAY 7

MAPLECRETE ROAD

CREDITSTONE ROAD

DOUGHTON ROAD

FRESHWAY DRIVE



# LOCATION MAP TO BY-LAW 099-2023

**FILE:** Z.23.010

**RELATED FILES:** Z.21.010, OP.21.007, DA.18.037

**LOCATION:** Part of Lot 5, Concession 4

**APPLICANT:** 1930328 Ontario Inc.

**CITY OF VAUGHAN**



Subject Lands