

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-2023

A By-law to authorize the City of Vaughan's acquisition of an industrial/commercial condominium property being York Condominium Plan No. 499 ("YCP 499"), which comprises 17 condominium units and their appurtenant interests in the common elements of the condominium (the "Property"), as required for the VMC Black Creek Renewal Project generally affecting lands located east of Jane Street, south of Highway #7.

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

1. That staff be directed to negotiate the acquisition of a privately owned 17-unit industrial/commercial condominium plaza located on the east side of Jane Street south of Highway 7, municipally known as 7683-7695 Jane Street, required for the construction of the Black Creek Renewal Project to the satisfaction of the City Manager, Deputy City Manager, Infrastructure Development and Deputy City Manager Legal and Administrative Services & City Solicitor;
2. That a by-law be enacted to authorize the acquisition of 14 or more units within a 17-unit industrial/commercial condominium that forms York Condominium Plan No. 499 at fair market value, plus Land Transfer Tax (LTT), appraisal fees, due diligence and any other and further costs required to complete the transaction to the satisfaction of the City Manager, Deputy City Manager, Infrastructure Development and Deputy City Manager Legal and Administrative Services & City Solicitor;
3. That the land acquisition costs are included in an approved capital project (DE-7176-17) funded by the Black Creek Financial Strategy Area Specific Development Charge By-law, City-Wide Engineering Development Charges and Stormwater Rates.
4. That the Mayor and/or Clerk be authorized to execute any agreements and other documents necessary to facilitate the transaction, in a form satisfactory to the Deputy City Manager Legal and Administrative Services & City Solicitor; and

5. That the recommendations in this Committee of the Whole (Closed Session) report be made public upon Council ratification.

Enacted by City of Vaughan Council this 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk