

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 003-2024**

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

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol "(H)" is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol "(H)" from Phase 2, Block 'C' of the subject lands have been addressed to the satisfaction of the City;

**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 Key Map 5C and substituting therefor Key Map 5C attached hereto as Schedule "1", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1603", and effectively zoning the Subject Lands RA3.
  - b) Deleting Part "A" to Exception 9(1472), thereby deleting reference to the Holding Symbol "(H)" in the said Exception 9(1472).
  - c) Deleting Schedule "E-1603" and substituting therefor Schedule "E-1603" attached hereto as Schedule "2", thereby deleting the Holding Symbol "(H)" from Phase 2 of the "Subject Lands".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 30th day of January, 2024.

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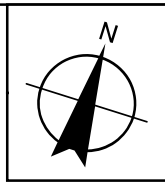
Steven Del Duca, Mayor

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Todd Coles, City Clerk

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Authorized by the Decision of Local Planning Appeal Tribunal  
Issued September 17, 2018 Case No: PL 110420.  
Authorized by Item No.13 of Report No.10 of the Committee of the Whole.  
Report adopted by Vaughan City Council on March 18, 2014.  
City Council voted in favour of this by-law on January 30, 2024.  
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.  
**Effective Date of By-Law: January 30, 2024**

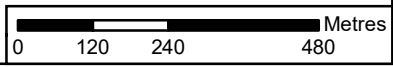


Rutherford Road



Langstaff Road

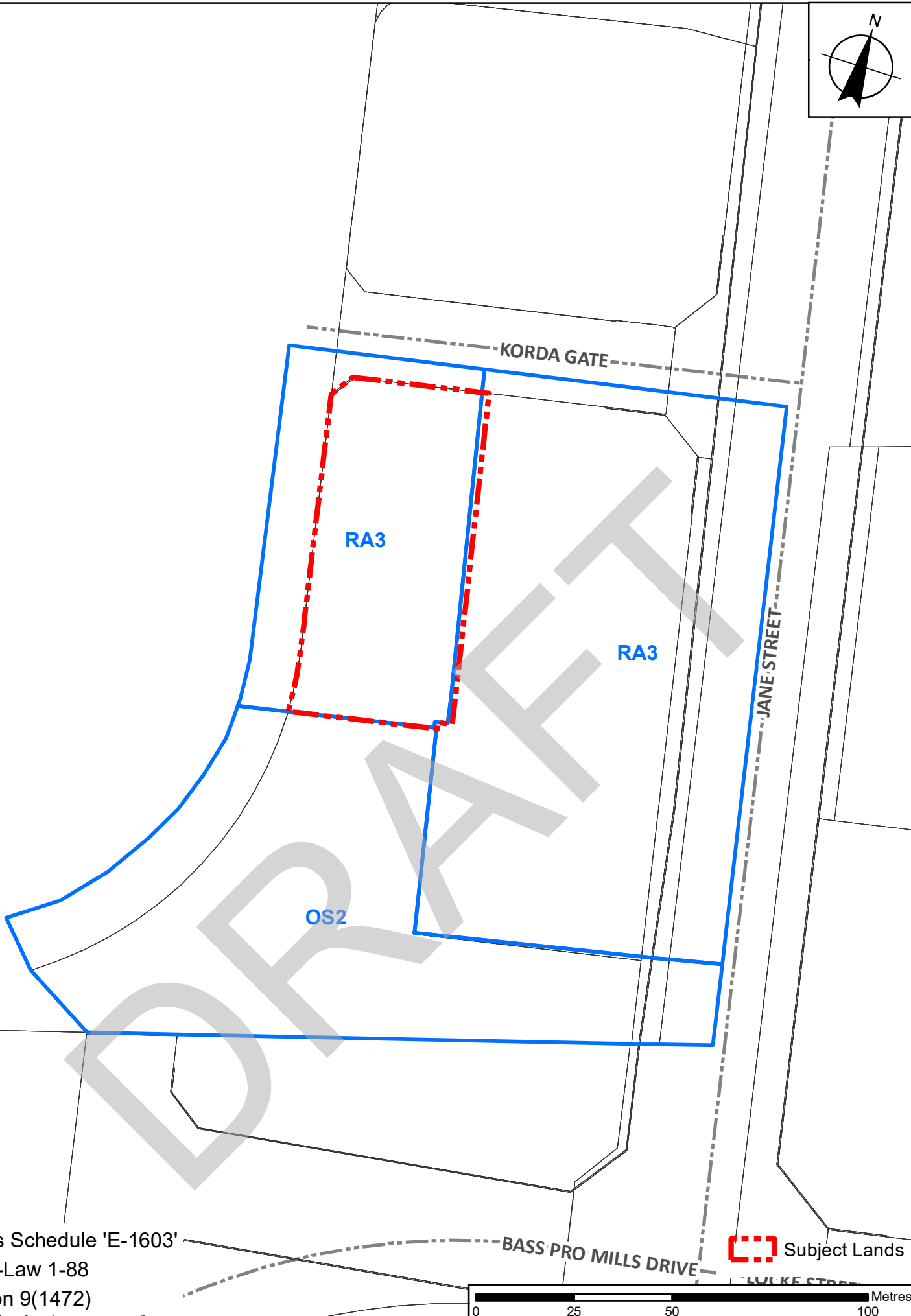
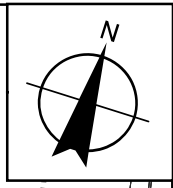
**Key Map 5C**  
**By-Law No. 1-88**



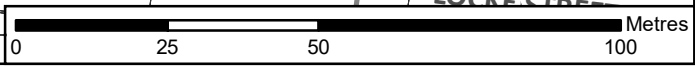
This is Schedule '1'  
To By-Law 003-2024  
Passed the 30th Day of January, 2024

**File:** Z.20.037  
**Related File:** DA.20.060  
**Location:** 27 Korda Gate  
Part of Lot 14, Concession 5  
**Applicant:** Dulcina Investments Inc.  
**City of Vaughan**

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



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



This is Schedule '2'  
To By-Law 003-2024  
Passed the 30th Day of January, 2024

**File:** Z.20.037  
**Related File:** DA.20.060  
**Location:** 27 Korda Gate  
Part of Lot 14, Concession 5  
**Applicant:** Dulcina Investments Inc.  
**City of Vaughan**

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 003-2024**

The lands subject to this By-law are located at 27 Korda Gate, being Part of Lot 14, Concession 5, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned RA3 (H) Apartment Residential Zone with the Holding Symbol “H”, to facilitate the development of a residential apartment building with a height of 29-storeys, containing 342 residential units, 275 m<sup>2</sup> of ground floor commercial GFA and 463 parking spaces. Phase 2 of the Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 033-2019, until such time that the Owner had satisfied the following conditions:

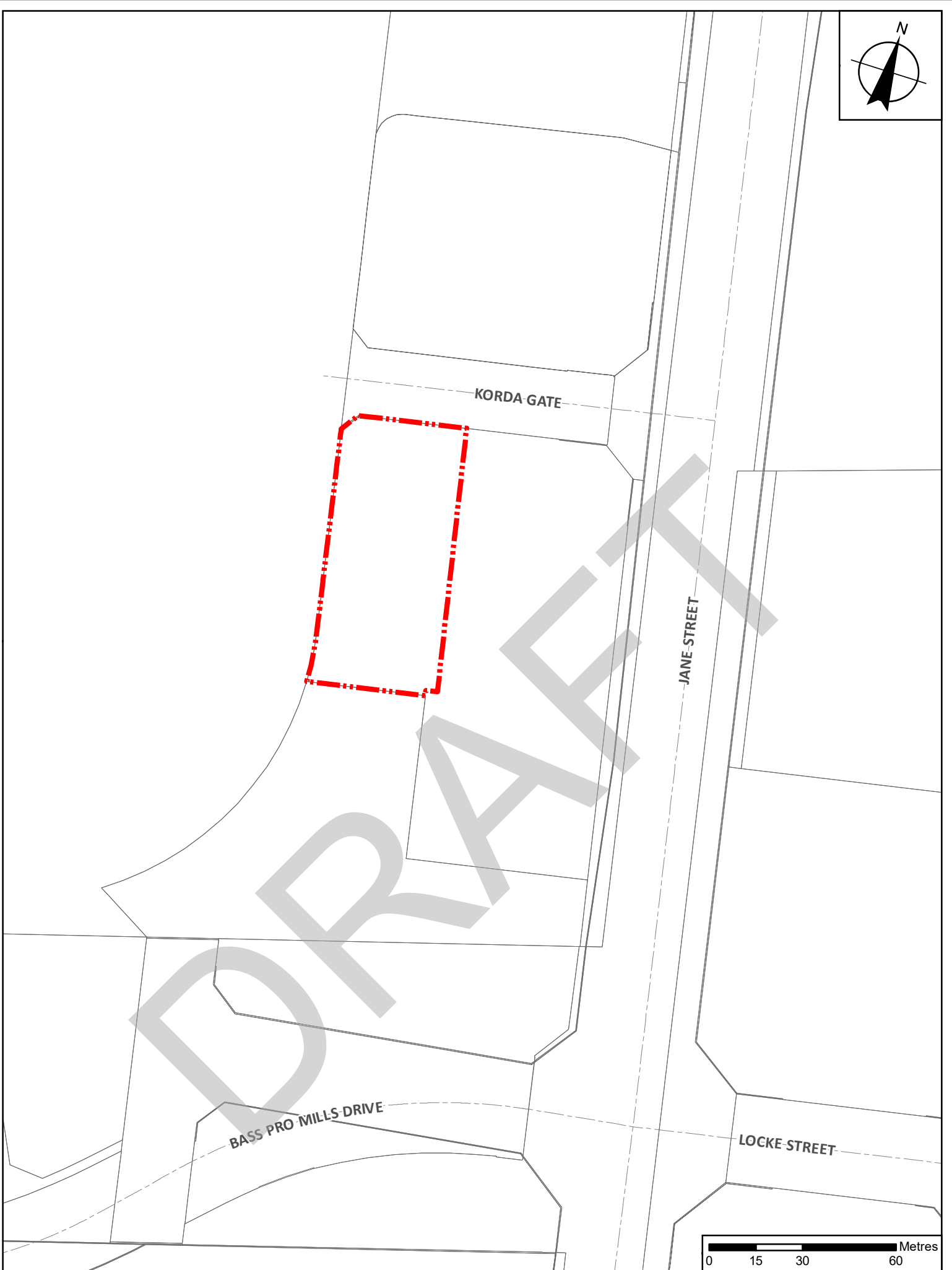
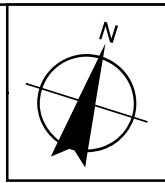
- a) A scoped comprehensive “Jane Street Corridor Area Development Concept Report” has been submitted to the satisfaction of the City of Vaughan and York Region;
- b) A Comprehensive Transportation Assessment, has been prepared to the satisfaction of the City of Vaughan and York Region demonstrating development capacity for either complete or staged removal of the Holding Symbol “(H)” for the Phase 2 Lands;
- c) An updated Development Concept Report for the development of the Phase 2 lands has been submitted, to the satisfaction of the City of Vaughan;
- d) Final approval of a Site Development Application(s) has been obtained for the Phase 2 Lands, in accordance with Section 31 of the *Planning Act*, to the satisfaction of the City of Vaughan
- e) A subdivision agreement or development agreement has been executed and registered with respect to the Subject Lands securing the conveyance of lands required for any remaining public streets and road widenings and the construction thereof, the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act*, and the extension of public services, to the satisfaction of the City of Vaughan;
- f) Water supply and sewage servicing capacity have been identified by the York Region and allocated to the Phase 2 Lands by the City of Vaughan;
- g) Adequate provision has been made for school sites and community facilities to support the development of the Phase 2 Lands, or portion thereof from which the Holding Symbol is being removed, to the satisfaction of the City of Vaughan.

The Holding Symbol “(H)” can be removed from the Subject Lands effectively zoning the Subject Lands, RA3 Apartment Residential Zone as the conditions respecting the holding provisions have been satisfied as follows:

- ai) York Region and the City of Vaughan have confirmed that reports related to File DA.20.060 have been submitted by the Owner and accepted, which have satisfied the condition requiring a Jane Street Corridor Area Development Concept Report;
- bi) York Region and the City of Vaughan have confirmed that reports related to File DA.20.060 have been submitted by the Owner and accepted, which have satisfied the condition requiring a Comprehensive Transportation Assessment;
- ci) Vaughan Council approved Site Development File DA.20.060 for Phase 2 of the Subject Lands, therefore, satisfying the condition requiring a Development Concept Report for the Phase 2 Lands;
- di) On June 20, 2023 Vaughan Council approved Site Development File DA.20.060, in accordance with Section 31 of the *Planning Act*, to the satisfaction of the City of Vaughan;
- ei) On September 23, 2023 a Development Agreement was executed, therefore, satisfying the condition for a subdivision agreement or development agreement.

- fi) Vaughan Council on December 12, 2023 approved the allocation of water and sewage capacity for Site Development File DA.20.060, therefore conditions f) is satisfied;
- gi) The York Catholic District School Board, York Region District School Board and the Vaughan Parks Infrastructure Planning and Development have provided comments and conditions of approval for Site Development File DA.20.060, therefore satisfying the requirement for provision of school sites and community facilities.

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## Location Map To By-Law 003-2024

**File:** Z.20.037

**Related File:** DA.20.060

**Location:** 27 Korda Gate

Part of Lot 14, Concession 5

**Applicant:** Dulcina Investments Inc.

**City of Vaughan**



Subject Lands