

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 048-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 081-2022.**

**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 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 3D and substituting therefor Key Map 3D attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1667”, and effectively zoning the Subject Lands RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone, and OS5 Open Space Environmental Protection Zone, subject to Exception 9(1536).
  - b) Deleting Part “A” to Exception 9(1536), and substituting therefor with the word “Deleted”, thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1536).
  - c) Deleting Schedule “E-1667” and substituting therefor Schedule “E-1667” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 26th day of March, 2024.

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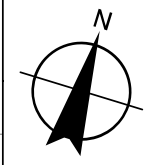
Steven Del Duca, Mayor

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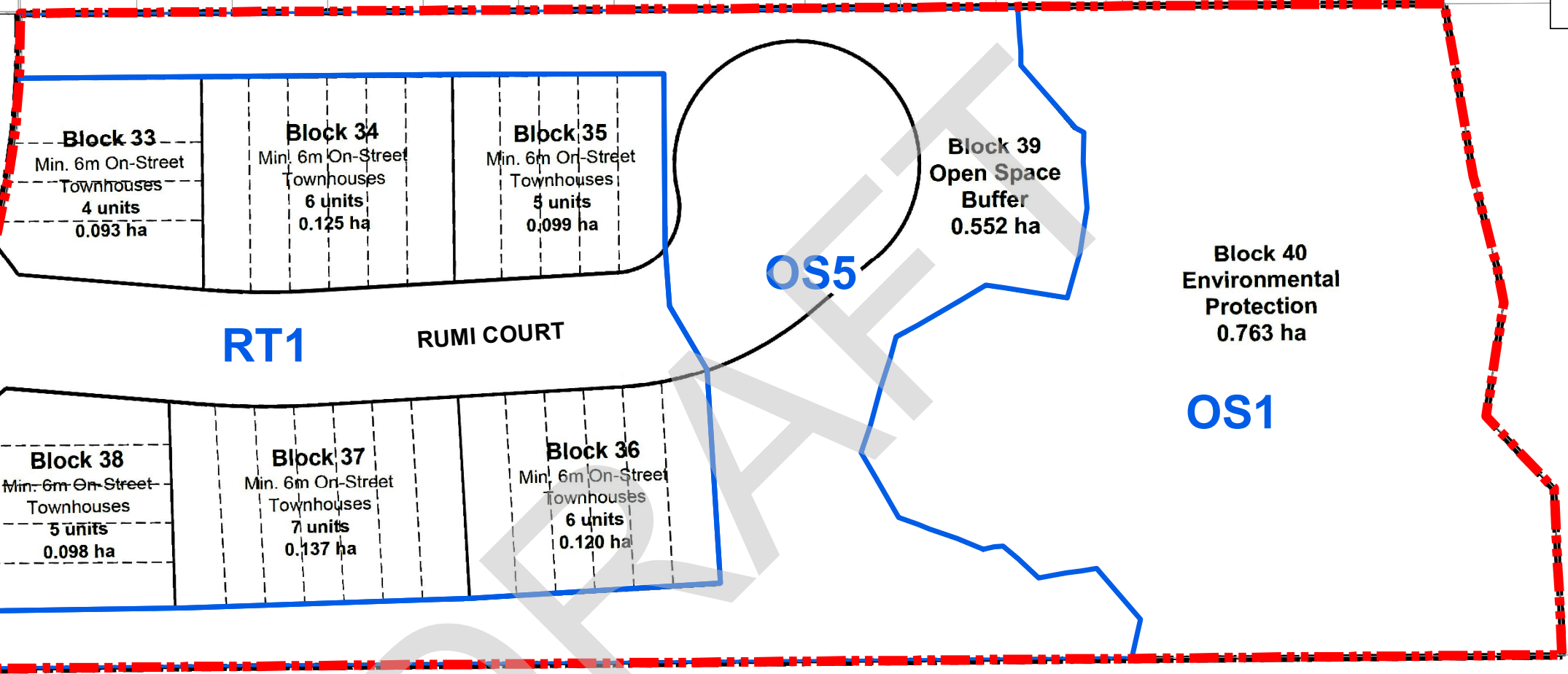
Todd Coles, City Clerk

DRAFT


Authorized by the Decision of the Ontario Land Tribunal  
Issued November 23, 2021, Case No. PL160978.  
Adopted by City of Vaughan Council on June 8, 2021.  
Item No. 24 of Report No. 32 of the Committee of the Whole (Closed Session).  
City Council voted in favour of this by-law on March 26, 2024.  
Approved by Mayoral Decision MDC 004-2024 dated March 26, 2024.  
**Effective Date of By-Law: March 26, 2024**

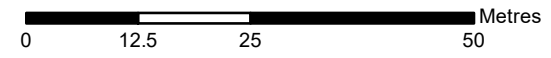


GRAND TRUNK AVENUE



THIS IS SCHEDULE 'E-1667'  
TO BY-LAW 1-88  
SECTION 9(1536)

 SUBJECT LANDS



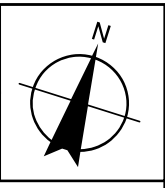
FILE: Z.24.002  
RELATED FILES: Z.16.016, 19T-16V001  
LOCATION: Part of Lot 17, Concession 3  
APPLICANT: Dufferin Vistas Ltd.  
CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
TO BY-LAW 048-2024  
PASSED THE 26TH DAY OF MARCH, 2024

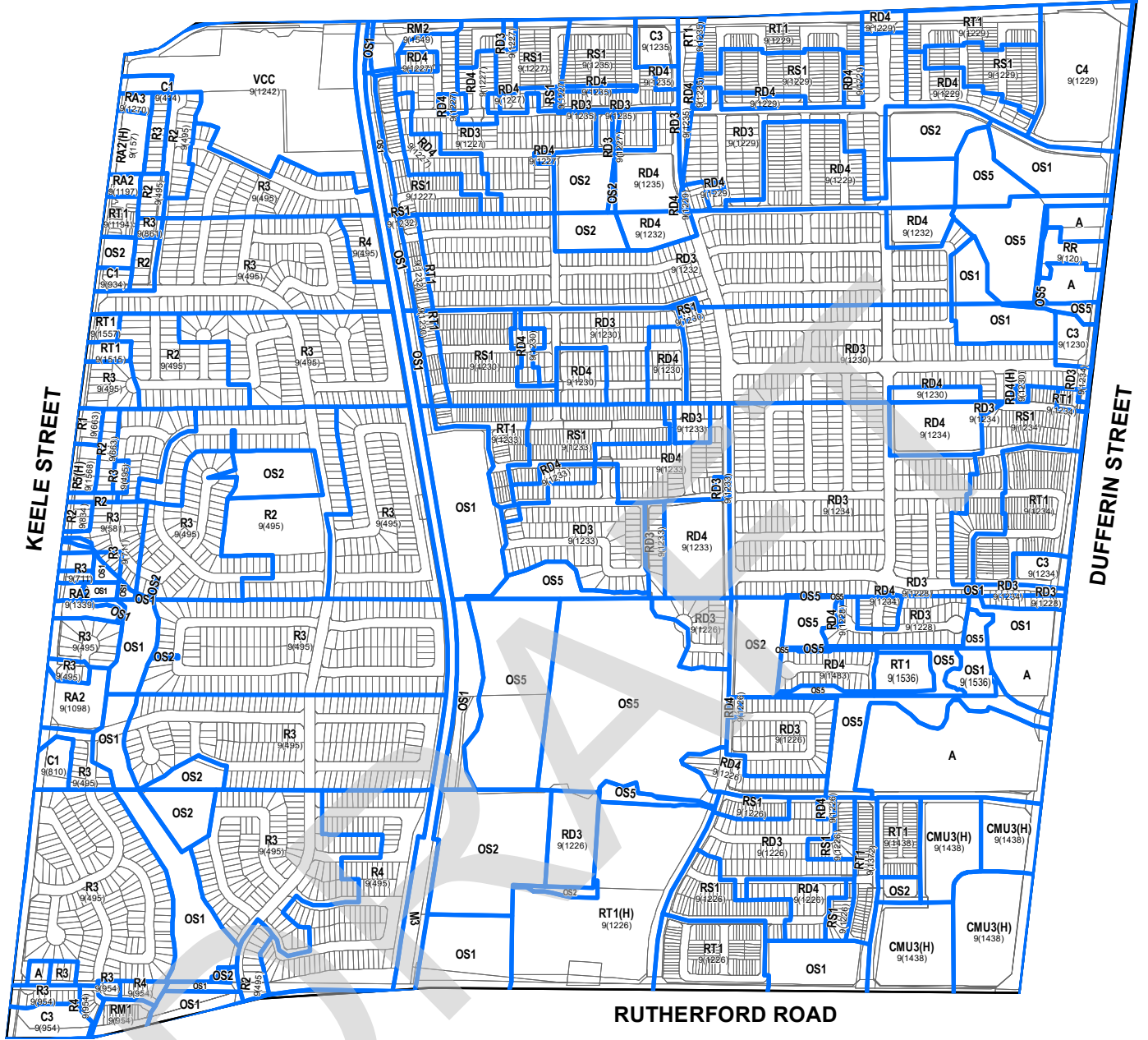
SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

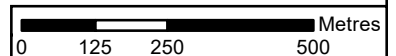
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CLERK



**MAJOR MACKENZIE DRIVE**



**KEY MAP 3D  
BY-LAW 1-88**



**THIS IS SCHEDULE '2'  
TO BY-LAW 048-2024  
PASSED THE 26TH DAY OF MARCH, 2024**

**FILE: Z.24.002**  
**RELATED FILES: Z.16.016, 19T-16V001**  
**LOCATION: Part of Lot 17, Concession 3**  
**APPLICANT: Dufferin Vistas Ltd.**  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**

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MAYOR

\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 048-2024**

The lands subject to this By-law are located north of Rutherford Road, west of Dufferin Street, in Lot 17, Concession 3, being Parts 2 and 3 on 65R-40156, City of Vaughan, and are municipally known as 230 Grand Trunk Avenue.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone, and OS5 Open Space Environmental Protection Zone, subject to Exception 9(1536). Removal of the Holding Symbol “(H)” will facilitate the development of Phase 2 of Draft Plan of Subdivision 19T-16V001 for thirty-three (33) street townhouse lots. The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law (081-2022), until such time that the following conditions in Paragraph “A” to Exception 9(1536) was satisfied:

- a. York Region is in possession of a preliminary functional design and cost estimate for the roadway and intersection improvements required to Dufferin Street (both north and south) from Marc Santi Boulevard/District Avenue to Apple Blossom Drive/Dufferin Hill Drive intersections and its intersection with Rutherford Road, which are necessary to accommodate the proposed developments in the surrounding area;
- b. York Region has completed a full review and issued approval of the preliminary functional design and cost estimate for the required roadway and intersection improvements identified above in item “a.”;
- c. The Dufferin Street and Rutherford Road intersection improvement project incorporating the elements identified in item “a.” is identified and approved by Regional Council in the Region’s 2017 or future 10-Year Roads Capital Construction Program;
- d. The interim and final design of the proposed sanitary servicing strategy for the proposed development shall be approved by the City of Vaughan Development Engineering Department.

The Region of York is satisfied that the conditions relating to the Dufferin Street and Rutherford Road roadway and intersection improvement project have been met and has no objection to the removal of the Holding Symbol “(H)”. The Vaughan Development Engineering Department has approved of the interim and final design of the proposed sanitary servicing strategy for the proposed development and have no objection to the removal of the Holding Symbol “(H)”. Therefore, the Holding Symbol “(H)” can be removed.



OBERFRICK A

PULLMAN ROAD

GRAND TRUNK AVENUE

ARBAND AVENUE

CARRIER CRESCENT

SHANTY STREET

MAURIER BOULEVARD

LADY BIANCA COURT

PRINCESS ISABELLA COURT

AHCHIE COURT

MAVERICK CRESCENT

DUFFERIN STREET

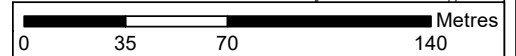
DISTRICT AVENUE

PAPERBARK AVENUE

LANEWAY V43

LANEWAY V66

CAMPOBELLO STREET



# LOCATION MAP TO BY-LAW 048-2024

**FILE:** Z.24.002

**RELATED FILES:** Z.16.016, 19T-16V001

**LOCATION:** Part of Lot 17, Concession 3

**APPLICANT:** Dufferin Vistas Ltd.

**CITY OF VAUGHAN**



Subject Lands