

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 224-2024

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 036-2023.

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 7B and substituting therefor Key Map 7B attached hereto as Schedule "2", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1601", and effectively zoning the Subject Lands "RA3 Apartment Residential Zone" and "OS1 Open Space Conservation Zone", subject to site-specific Exception 9(1471).
 - b) Deleting Part "A" to Exception 9(1471), thereby deleting reference to the Holding Symbol "(H)" in the said Exception 9(1471).
 - c) Deleting Schedule "E-1601" and substituting therefor Schedule "E-1601" 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.

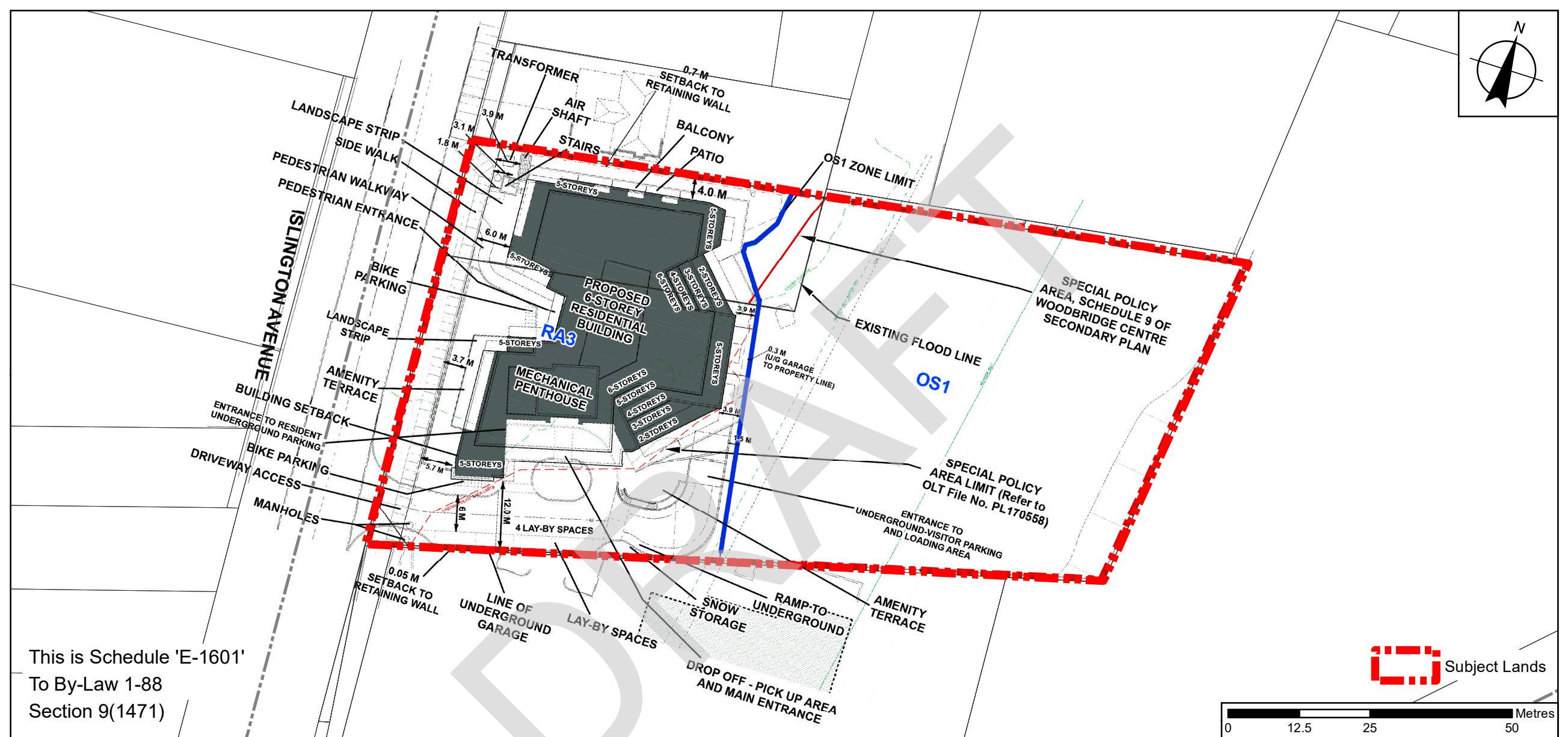
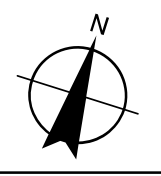
Voted in favour by City of Vaughan Council this 17th day of December, 2024.

Steven Del Duca, Mayor

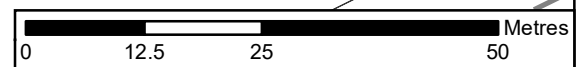
Todd Coles, City Clerk

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Authorized by Item No. 2 of Report No. 7 of the Committee of the Whole.
Report adopted by Vaughan City Council on February 22, 2023.
City Council voted in favour of this by-law on December 17, 2024.
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.
Effective Date of By-Law: December 17, 2024



This is Schedule 'E-1601'
 To By-Law 1-88
 Section 9(1471)



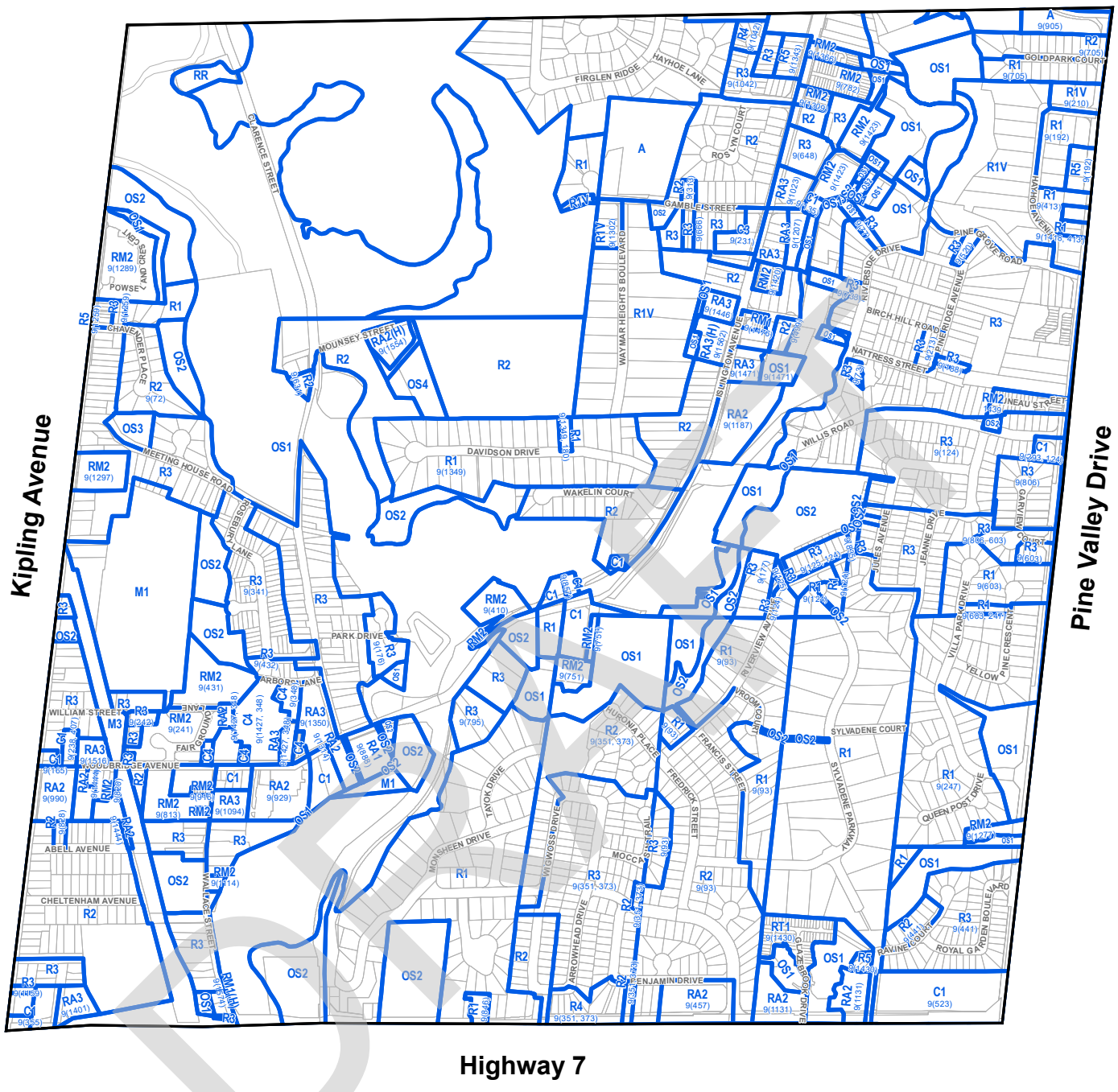
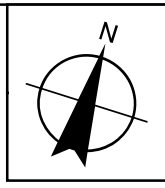
File: Z.23.014
Related File: OP.21.002, Z.21.003, DA.23.034
Location: 8265 and 8277 Islington Avenue
 Firstly: Lot 6, Plan M1110; Secondly: Lots 7, 7A, 8, Plan M1110
 (All limits confirmed by Plan BA134)
Applicant: DCFM Developments Ltd.
City of Vaughan

This is Schedule '1'
 To By-Law 224-2024
 Passed the 17th Day of December, 2024

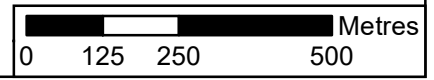
Signing Officers

 Mayor

 Clerk



Key Map 7B
By-Law No. 1-88



This is Schedule '2'
To By-Law 224-2024
Passed the 17th Day of December, 2024

File: Z.23.014
Related File: OP.21.002, Z.21.003, DA.23.034
Location: 8265 and 8277 Islington Avenue
Firstly: Lot 6, Plan M1110; Secondly: Lots 7, 7A, 8, Plan M1110 (All limits confirmed by Plan BA134)
Applicant: DCFM Developments Ltd.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

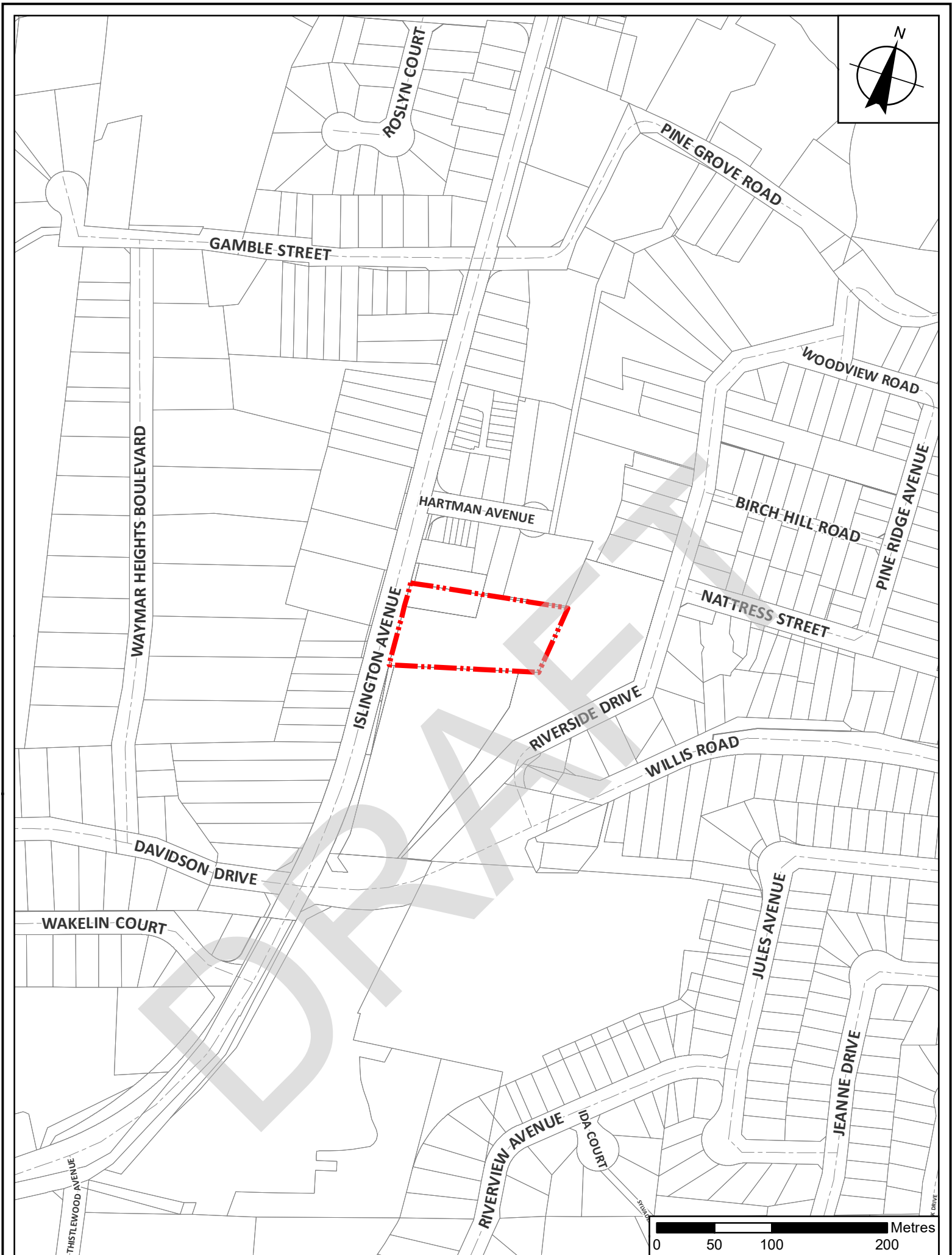
SUMMARY TO BY-LAW 224-2024

The lands subject to this By-law are located on the east side of Islington Avenue, south of Hartman Avenue, legally described as Firstly: Lot 6, Plan M1110; Secondly: Lots 7, 7A, 8, Plan M1110 (All limits confirmed by Plan BA134), and known municipally as 8265 and 8277 Islington Avenue, City of Vaughan, Regional Municipality of York.

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 6-storey, 79-unit apartment building. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law (036-2023), until such time that:

- A) Council shall pass a resolution confirming the availability of capacity from the York Sewage Servicing System and water supply from the York Water Supply System for a total of 80 residential dwelling units, to the satisfaction of the Vaughan Development Engineering Department;
- B) The Owner shall confirm the residential development has been floodproofed and safe access to the site is provided during a Regulatory flood event, plus freeboard, to the satisfaction of the Toronto and Region Conservation Authority (“TRCA”).

The Vaughan Development Engineering Department has confirmed that allocation for the subject lands is scheduled to be available on December 17, 2024. The TRCA has confirmed that their requirements regarding floodproofing and safe access to the site during a Regulatory flood event is provided to their satisfaction, therefore, the Holding Symbol “(H)” can be removed.



Location Map To By-Law 224-2024

File: Z.23.014

Related File: OP.21.002, Z.21.003, DA.23.034

Location: 8265 and 8277 Islington Avenue
 Firstly: Lot 6, Plan M1110; Secondly: Lots 7, 7A, 8, Plan M1110 (All limits confirmed by Plan BA134)

Applicant: DCFM Developments Ltd.

City of Vaughan



Subject Lands