

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 246-2024

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 163-2023.

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Subsection 14.1157.1 in Exception 14.1157 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1726 in Exception 14.1157 and replacing it with Figure E-1726 attached hereto as Schedule “1”.
 - c) Deleting Map 52 in Schedule A and substituting therefore Map 52 attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule “1” attached hereto, and effectively zoning the Subject Lands V3-S(5-38)-D(2.5-7.25)-1157 Zone.
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

DRAFT

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 17, 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

SUMMARY TO BY-LAW 246-2024

The lands subject to this By-law are located south of Barnes Court in the vicinity of Highway 7 and Creditstone Road (within the Vaughan Metropolitan Centre), being Part of Lot 6, Concession 4, Part 4 of Plan 65R-8935, and municipally known as 35 & 45 Barnes Court, City of Vaughan, Regional Municipality of York.

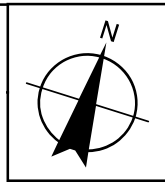
The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the Holding Symbol "(H)" from the subject lands, which are zoned "V3 Neighbourhood Precinct Zone S(5-38)-D(2.5-7.25)", subject to site-specific Exception 14.1157, to facilitate the development of two (2), 38-storey high-rise residential buildings.

The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 163-2023, until such time that servicing capacity allocation for the subject lands is available. The Development Engineering Department has confirmed that allocation for the subject lands is available and therefore, the Holding Symbol "(H)" can be removed.

DRAFT

Schedule "1"

DRAFT



BARNES COURT
(Agreed upon ROW width of 25m)

EXPO WAY (PRIVATE ROAD)

FUTURE CONTADINO ROAD

Tower 1
38-Storey
Residential
Building

Tower 2
38-Storey
Residential
Building

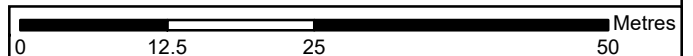
V3 - S(5-38)-D(2.5-7.25)

FUTURE PINK LADY PLACE

TOP OF
UNDERGROUND
HYDRO FACILITY

This is Figure 'E- 1726'
To By-Law 001-2021
Section 14.1157

 Subject Lands



This Is Schedule '1'
To By-Law 246-2024
Passed the 17th Day of December, 2024

File: Z.24.037
Related Files: OP.10.002, Z.23.001, DA.23.003
Location: Part of Lot 6, Concession 4
Applicant: Hollywood Princess Banquet
and Convention Centre Ltd.
City of Vaughan

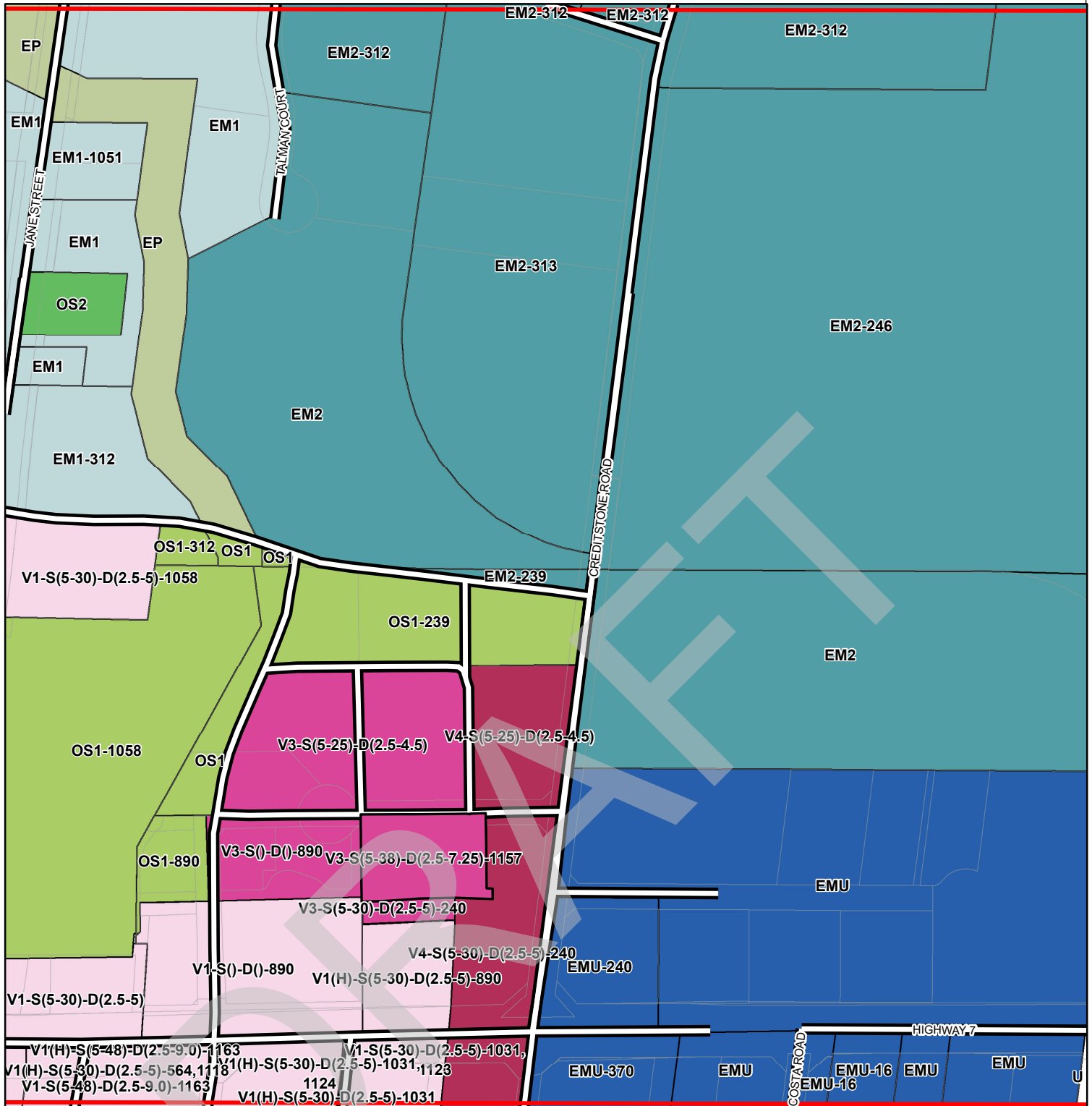
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 52



<p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Density Residential Zone) R2 (Second Density Residential Zone) R3 (Third Density Residential Zone) R4 (Fourth Density Residential Zone) R5 (Fifth Density Residential Zone) RT (Townhouse Residential Zone) RT1 (Townhouse Residential Zone) RT2 (Townhouse Residential Zone) RM1 (Multiple Unit Residential Zone) RM2 (Multiple Unit Residential Zone) RM3 (Multiple Residential Zone) RE (Estate Residential Zone) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone) EMU (Employment Commercial Mixed-Use Zone) KMS (Main Street Mixed-Use - Kleinburg Zone) MMS (Main Street Mixed-Use - Maple Zone) WMS (Main Street Mixed-Use - Woodbridge Zone) EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone) <p>These Lands shall not be subject to Zoning By-law 001-2021</p>
---	---	---	--	--

VAUGHAN

90	91	92	93	94
70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

1:5,000 November, 2024

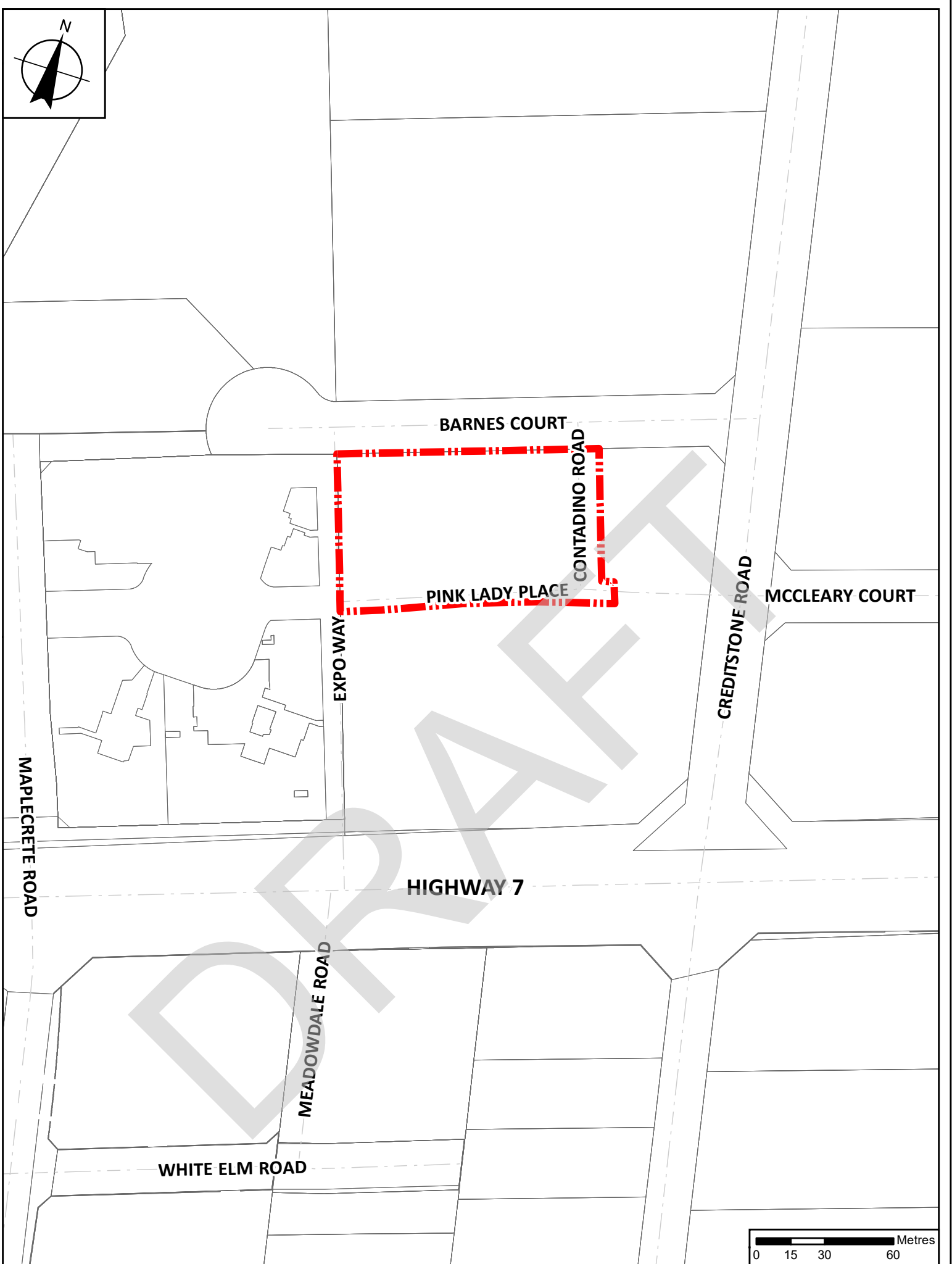
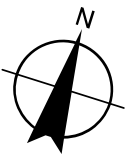
This is Schedule '2'
To By-Law 246-2024
Passed the 17th Day of December, 2024

File: Z.24.037
Related Files: OP.10.002, Z.23.001, DA.23.003
Location: Part of Lot 6, Concession 4
Applicant: Hollywood Princess Banquet and Convention Centre Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk



Location Map To By-Law 246-2024

File: Z.24.037

Related Files: OP.10.002, Z.23.001, DA.23.003

Location: Part of Lot 6 Concession 4

Applicant: Hollywood Princess Banquet
and Convention Centre Ltd.

City of Vaughan



Subject Lands