

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 130-2025**

**A By-law to amend City of Vaughan By-law 1-88, as amended by the Decision of the Ontario Land Tribunal, issued May 8, 2025.**

**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 8B and substituting therefor Key Map 8B attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1741” and effectively zoning the Subject Lands “RA2 Apartment Residential Zone”.
  - b) Deleting Part “A” to Exception 9(1578), and substituting therefor the word “Deleted”, thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(1578).
  - c) Deleting Schedule “E-1741” and substituting therefor Schedule “E-1741” 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.

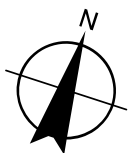
Voted in favour by City of Vaughan Council this 27<sup>th</sup> day of May, 2025.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

DRAFT

Authorized by the Decision of the Ontario Land Tribunal  
Issued May 8, 2025, Case No. OLT-23-000891 and OLT-23-000892  
City Council voted in favour of this by-law on May 27, 2025.  
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.  
**Effective Date of By-Law: May 27, 2025**



Private  
Amenity  
Area

Existing  
Semi-Detached Buildings

Existing  
5 - Storey  
Condominium  
Building

Pedestrian and  
Bicycle Trail

5-Storey  
Residential  
Building  
(16m)

Building B

RA2

Private  
Driveway

KIPLING AVENUE

7-Storey  
Residential  
Building  
(22.5m)

Building A

WOODBIDGE AVENUE

BURTON'S LANE

THIS IS SCHEDULE 'E-1741'  
TO BY-LAW 1-88  
SECTION 9(1578)



Subject Lands

0 12.5 25 50 Metres

THIS IS SCHEDULE '1'  
TO BY-LAW 130-2025  
PASSED THE 27TH DAY OF MAY, 2025

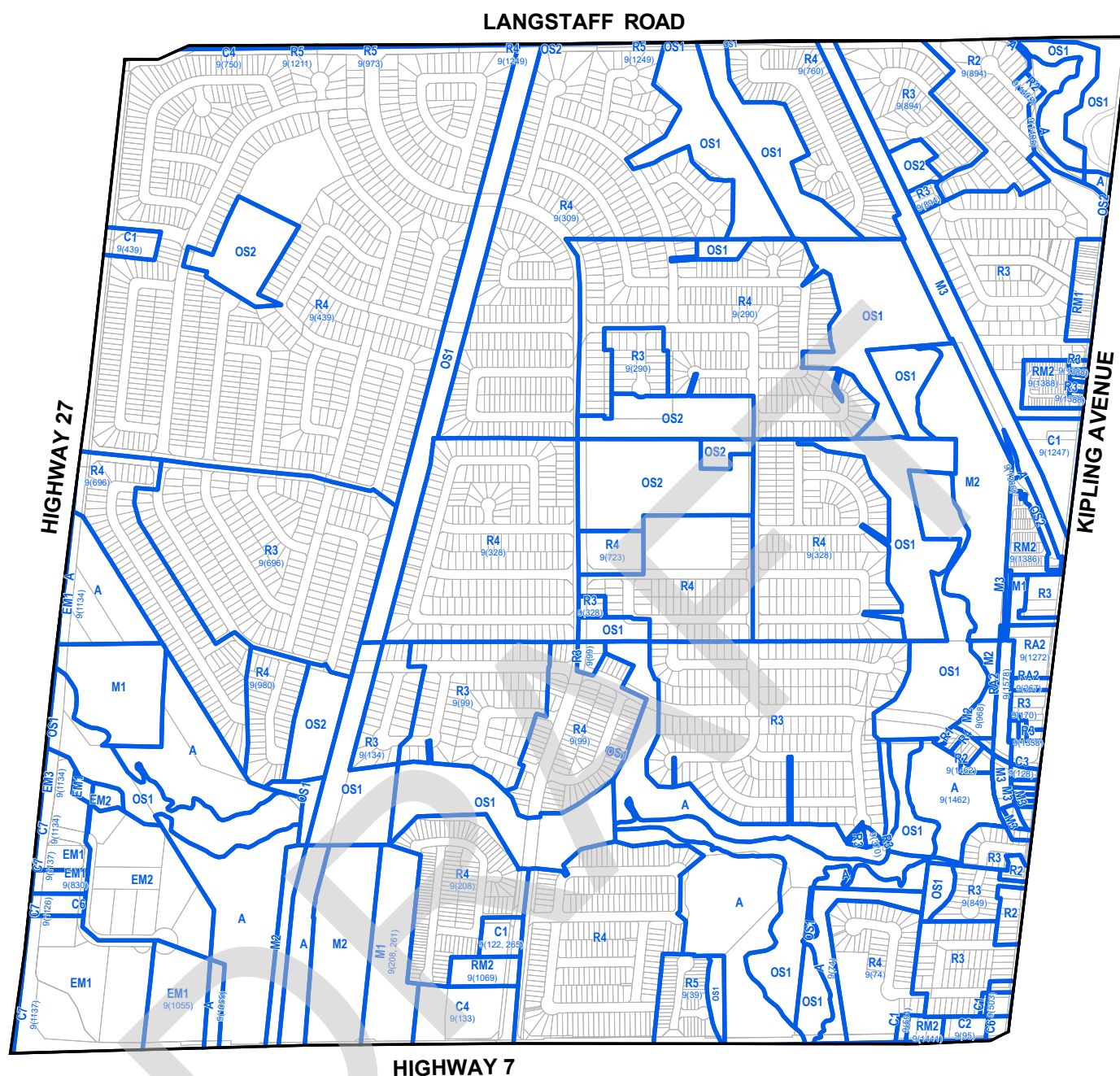
File: Z.25.012

Location: 320 and 330 Woodbridge Ave  
Part of Lot 7 and 8, Concession 8

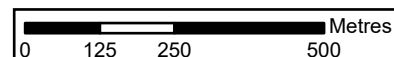
Applicant: 5012526 Ontario Inc.

City of Vaughan

SIGNATURES  
OLT CASE NO. OLT-23-000891,  
OLT-23-000892  
MAY 8, 2025  
MAYOR  
CLERK



**Key Map 8B**  
**By-Law No. 1-88**



This is Schedule '2'  
To By-Law 130-2025  
Passed the 27th Day of May, 2025

# City of Vaughan

OLT CASE NO. OLT-23-000891,  
OLT-23-000892  
MAY 8, 2025

Clerk

## **SUMMARY TO BY-LAW 130-2025**

The lands subject to this By-law are located west of Kipling Avenue, north of Woodbridge Avenue, municipally known as 320 and 330 Woodbridge Avenue, being Parts 3, 4, 5 and 6 on Registered Plan 65R-32167, in Lots 7 and 8, Concession 8, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned “RA2(H) Apartment Residential Zone” with the Holding Symbol “(H)”, subject to Exception 9(1578), to facilitate the development of two residential apartment buildings with maximum building heights of seven storeys (22.5 m) for Building A and five storeys (16 m) for Building B with a total of 238 rental units with at grade parking and private amenity area, a pedestrian and bicycle trail and one level of underground parking. The subject lands are zoned with the Holding Symbol “(H)” by Decision of the Ontario Land Tribunal, issued May 8, 2025, Case No. OLT-23-000891 and OLT-23-000892, until such time that the following conditions in Paragraph “A” to Exception 9(1578) are satisfied:

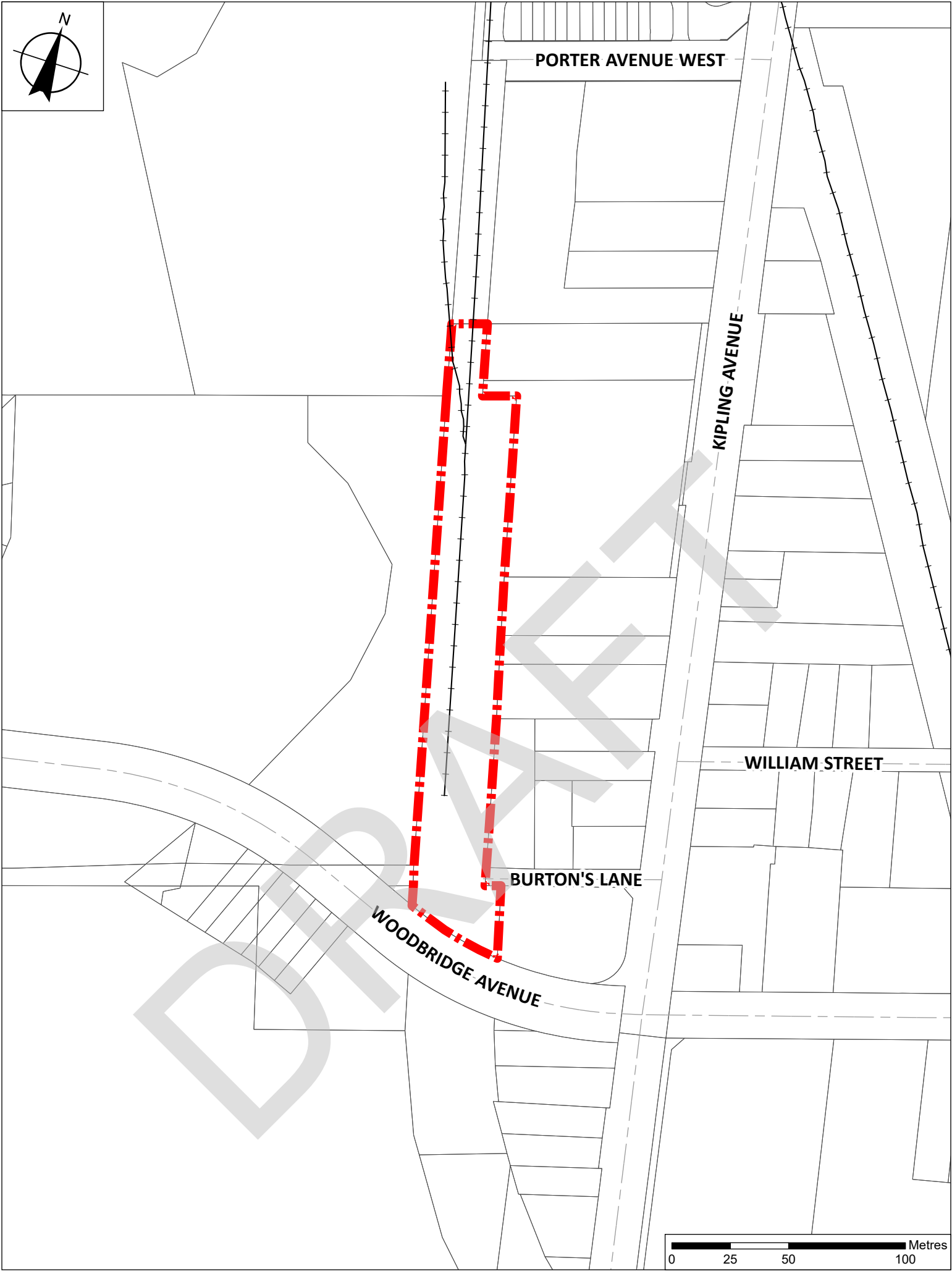
- a. Council adopts a resolution allocating sewage and water supply capacity for the Subject Lands in accordance with the City’s approved Servicing Capacity Distribution Policy;
- b. The submission and acceptance of a revised Transportation Impact Study to the satisfaction of the Development Engineering Department that addresses outstanding comments;
- c. The submission and acceptance of a Hydrogeological Report that meets all terms of reference as agreed upon under Appendix A and Appendix B of the Pre-Application Consultation (‘PAC’) Understanding for PAC.21.134 signed by the applicant dated March 12, 2022, all to the satisfaction of the Development Engineering Department;
- d. The submission and acceptance of a revised Functional Servicing and Stormwater Management Report that includes the following information to the satisfaction of the Development Engineering Department:
  - i. Short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with discharge rates and recommendations required to be provided in a subsequent Hydrogeological Report noted herein as a separate holding condition (including any subsequent amendments and/or revisions); and;
  - ii. Municipal watermain reconstruction design within Woodbridge Avenue including plan and profiles, details plans, etc. Should any municipal infrastructure improvements be identified external to the Subject Lands as required to service the development, the Owner shall enter into an Agreement with the City to secure for the design and construction of municipal works internal and/or external to the subject lands required to support the Proposed Development to the satisfaction of the City. The Agreement shall be registered on title to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City;
- e. The submission and acceptance of a revised Noise Report to the satisfaction of the Development Engineering Department, which includes the consultant’s recommendation as to whether the Subject Lands should be designated as a Class 1 or Class 4. If a Class 4 Area designation is proposed to be applied to the Subject Site, the noise report will be required to be peer reviewed by a noise consultant retained by the City. Should a peer review of the noise report be required, the Owner is required to pay the review fee and a fee to amend the Noise By-law, in accordance with the City’s Fees and Charges By-law, to recognize the Class 4 designation for the Subject Lands; and,

- f. The Owner provide a restrictive covenant on title or other agreement acceptable to the City to secure the tenure of the dwelling units within both proposed buildings as purpose-built rental units for a minimum of 20 years from the date of first occupancy of each respective building.

The Holding Symbol “(H)” can be removed from the Subject Lands effectively zoning the Subject Lands “RA2 Apartment Residential Zone”, subject to Exception 9(1578), as the conditions respecting the holding provisions have been satisfied as follows:

- ai) The Development Engineering Department has confirmed that allocation for the subject lands is available, and that approval of the allocation report was granted by Council on March 25, 2025.
- bi) Transportation Engineering has confirmed that the revised Transportation Impact Study can be provided with all issues addressed as a condition of Site Plan Approval.
- ci) The Owner has submitted a Hydrogeological Report through the Site Plan Application.
- di) The Development Engineering Department has confirmed a short-term dewatering discharge permit is not required. A long-term discharge permit for dewatering purposes is required and can be provided as a condition of Site Plan Approval.
- dii) The Development Engineering Department has confirmed that the Development Agreement related to the municipal watermain as noted is no longer required as the municipal watermain has been re-aligned through an alternative agreement executed with the Owner.
- ei) The Development Engineering Department is satisfied with the Class 4 Area designation proposed for the development. As such, a corresponding Class 4 Area Designation report was prepared by staff and approved by Council on May 27, 2025.
- fi) The Owner has provided a development agreement and a *Land Titles Act* section 118 restriction on transfers, both registered on title to secure the tenure of the dwelling units within both proposed buildings as purpose-built rental units for 20 years from the date of issuance of the first occupancy permit for each building.

All holding conditions have been satisfied and the Holding Symbol “(H)” can be removed.



Location Map  
To By-Law 130-2025

**File:** Z.25.012

**Location:** 320 and 330 Woodbridge Ave  
Part of Lot 7 and 8, Concession 8

**Applicant:** 5012526 Ontario Inc.

**City of Vaughan**



Subject Lands