

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 168-2025

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 197-2022.

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 1B and substituting therefor Key Map 1B attached hereto as Schedule "2", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1683", and effectively zoning the Subject Lands RA3 Apartment Residential
 - b) Deleting Part "A" to Exception 9(1552), thereby deleting reference to the Holding Symbol "(H)" in the said Exception 9(1552).
 - c) Deleting Schedule "E-1683" and substituting therefor Schedule "E-1683" 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 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 1 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 13, 2022.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025



FL FLAMINGO ROAD

EXISTING RESIDENTIAL

EXISTING PLACE OF WORSHIP

RA3
9(1552)

BATHURST STREET

INSTITUTIONAL PARKING
FIRE ROUTE

PUBLIC WALKWAY

EXISTING SIDEWALK

EXISTING BICYCLE LANE

PUBLIC ENTRANCE

MECHANICAL PENTHOUSE

5 - STOREY

PROPOSED
5 - STOREY
RESIDENTIAL
BUILDING

2 - STOREY

PUBLIC ENTRANCE

LOADING AREA

EXISTING SIDEWALK

2 - STOREY

1 - STOREY

RAMP ACCESS
TO PARKING
GARAGE

RESIDENTIAL
ENTRANCE

INSTITUTIONAL
PARKING

FIRE ROUTE

VISITOR
PARKING

HIGHCLIFFE DRIVE

HIGHCLIFFE DRIVE

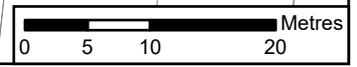
PARKING GARAGE
EXHAUST
VENT

EXISTING
RESIDENTIAL

PARKING GARAGE
EXHAUST
VENT

This is Schedule 'E-1683'
To By-Law 1-88
Section 9(1552)

 Subject Lands



This is Schedule '1'
To By-Law 168-2025
Passed the 24th Day of June, 2025

File: Z.25.019

Related File: DA.24.004 , OP.19.016 ,Z.19.040

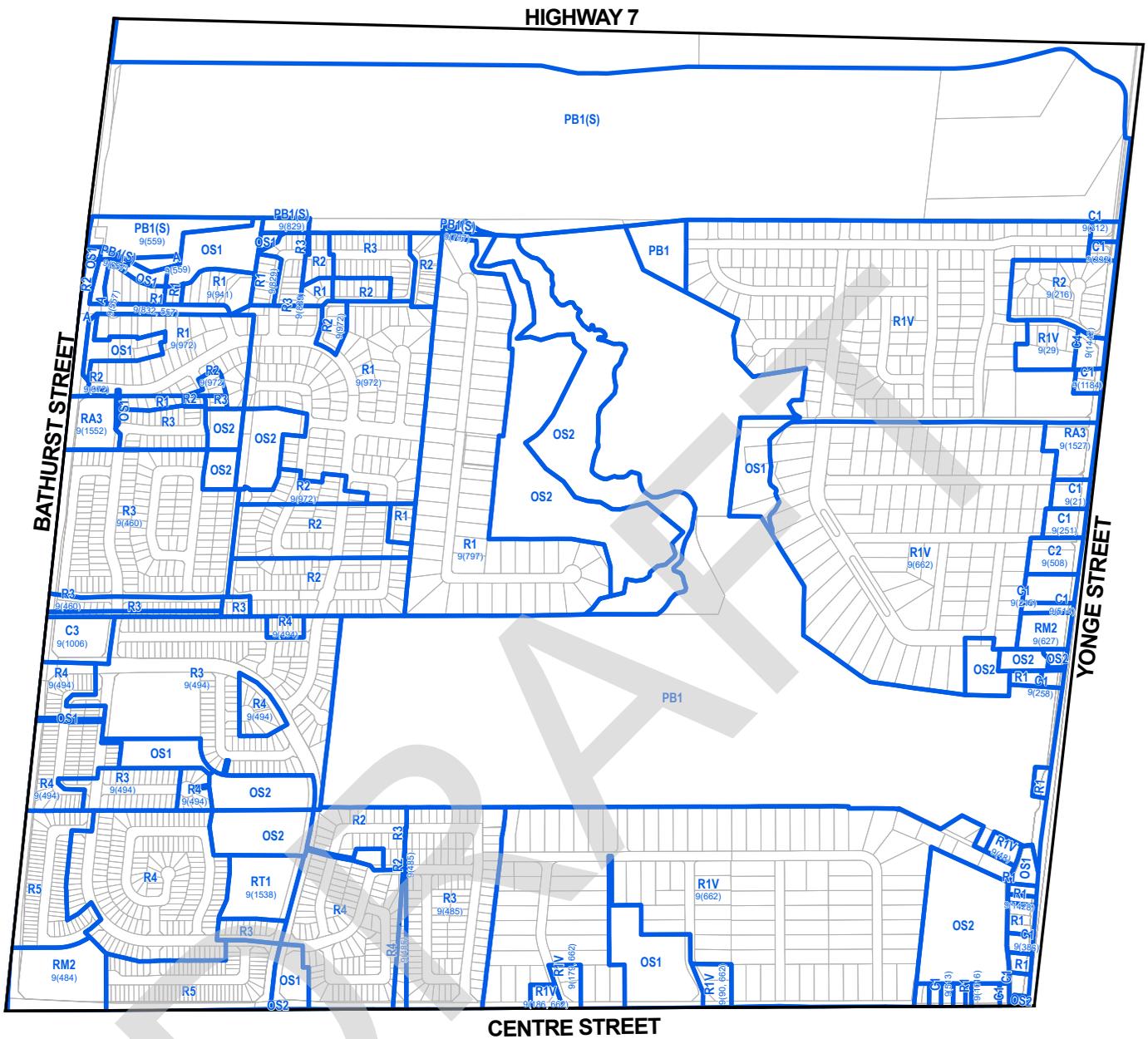
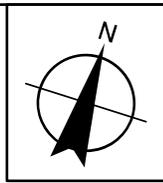
Location: 8001 Bathurst Street,
Part of Lots 33 and 34, Concession 1

Applicant: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
City of Vaughan

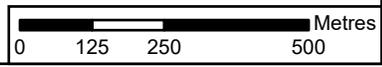
Signing Officers

Mayor

Clerk



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



This is Schedule '2'
 To By-Law 168-2025
 Passed the 24th Day of June, 2025

File: Z.25.019
Related File: DA.24.004 , OP.19.016 ,Z.19.040
Location: 8001 Bathurst Street,
 Part of Lots 33 and 34, Concession 1
Applicant: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
City of Vaughan

Signing Officers

 Mayor

 Clerk

SUMMARY TO BY-LAW 168-2025

The lands subject to this by-law are located on the east side of Bathurst Street, south of Flamingo Road, municipally known as 8001 Bathurst Street, being Part of Lot 33 and 24, Concession 1, in the City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned “RA3 Apartment Residential Zone”, with exception and the Holding Symbol “(H)”. The “(H)” removal will help facilitate the development of a five-storey apartment building that will be an addition to an existing institutional building (Place-of-Worship) and will contain 33 apartment dwelling units. The subject lands were originally rezoned with the Holding Symbol “(H)” by Zoning By-law amendment 197-2022. The by-law required that the holding provision remain in place until such time that the allocation of servicing capacity for the subject lands became available and site plan approval was granted. The Development Engineering Department has confirmed that allocation of servicing capacity for the subject lands is available; a Council Resolution dated June 24, 2025 further confirmed this. The Director of Development and Parks Planning Department issued a Notice of Approved Condition on May 8, 2025 for the site Development Application (File DA.24.004).

The conditions noted above have now been satisfactorily fulfilled and therefore, the Holding Symbol “(H)” can be removed through the adoption of this by-law.