

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 114-2020

A By-law to amend City of Vaughan Zoning By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan Zoning By-law Number 1-88, as amended, be hereby further amended by:

a. Deleting Section pi) to Exception Paragraph 9(480) in its entirety and replacing it with the following:

The following provisions shall apply to all lands zoned RA5 High Density Residential - Town Centre Zone with the Holding Symbol "(H)" as shown on Schedule "E-529" and "E-529D", until the Holding Symbol "(H)" is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the Planning Act and the following:

a) Lands zoned RA5 High Density Residential – Town Centre Zone with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 105-2019. Notwithstanding this provision and the Holding Symbol “(H)”, shoring and excavation work for a use permitted in an RA5 High Density Residential – Town Centre Zone shall be permitted.

b) the Owner shall update the plans and reports for the required ultimate sanitary service for Phase 1 of the Subject Lands, and sanitary tributary areas to the satisfaction of the City;

- c) the Owner shall enter into a development agreement and/or any other agreement(s) with the City for Phase 1 of the Subject Lands for the design and construction of the necessary municipal services and utilities. The said agreement shall be registered against the Subject Lands; and
- d) A Record of Site Condition (RSC) is obtained and filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks covering the residential portion of Phase 1 of the Subject Lands, to the satisfaction of the City of Vaughan.

Enacted by City of Vaughan Council this 18th day of August, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

SUMMARY TO BY-LAW 114–2020

The lands subject to this By-law are located on the south side of Centre Street Road, west of Bathurst Street, and municipally known as 1 Promenade Circle, being Part of Lots 4 and 5, Concession 2 in the City of Vaughan.

The purpose of this By-law is to correct Zoning By-law 1-88, specifically Exception Paragraph 9(480). The implementing Zoning By-Law 105-2019, enacted by Council on June 12, 2019, includes Holding Symbol “(H)” conditions which inadvertently prohibited shoring and excavation to occur prior to the removal of the Holding Symbol “(H)”. This By-law constitutes an Administrative Correction to By-law 1-88.



Location Map To By-Law 114-2020

File: Z.18.020
Related File: OP.18.013
Location: Part of Lots 4 and 5, Concession 2
Applicant: Promenade Limited Partnership
City of Vaughan



Subject Lands -
Phase 1
Promenade