

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 125-2020

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 105-2019.

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;

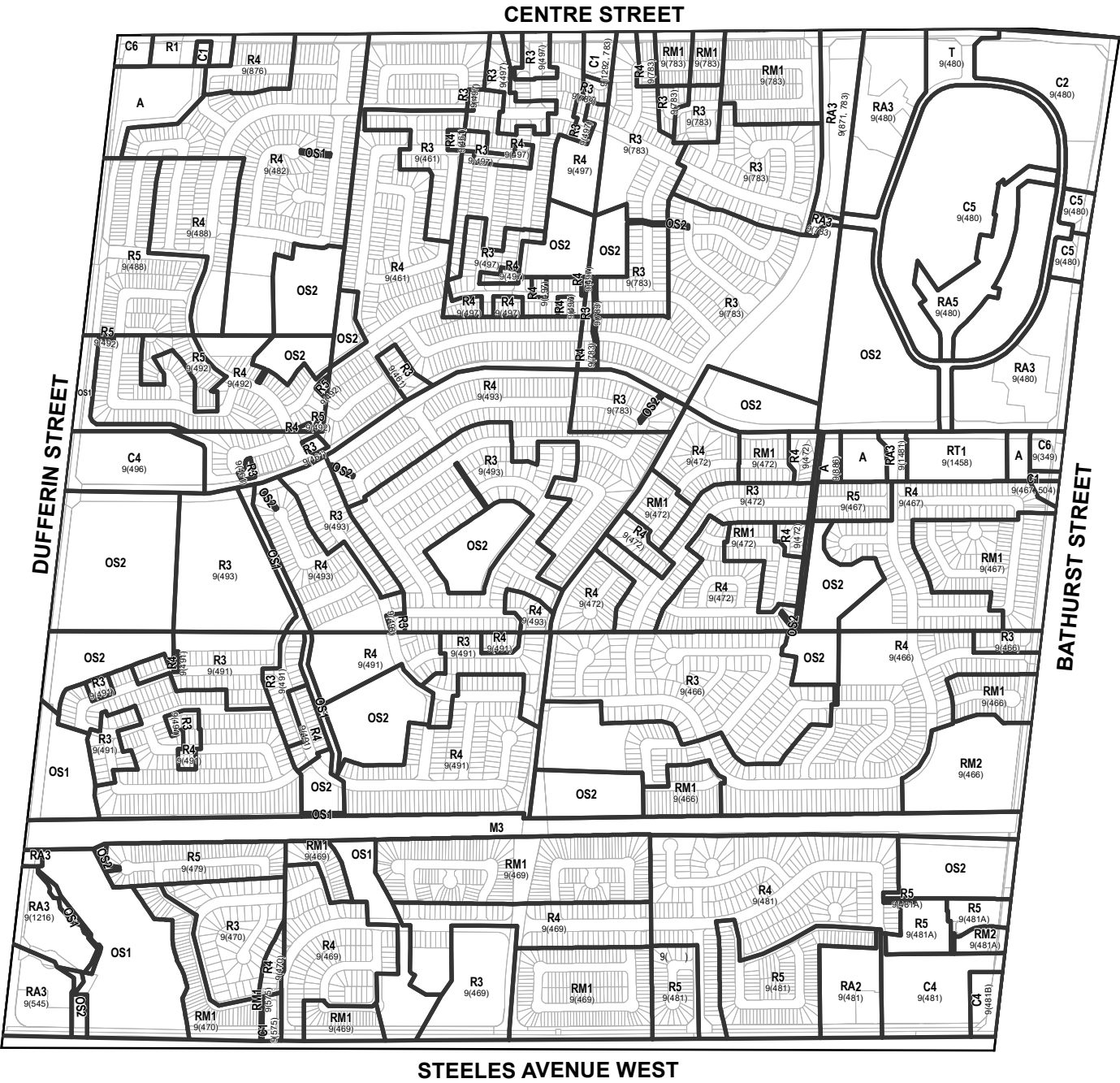
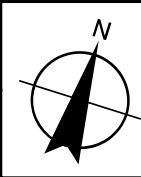
NOW THEREFOR the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be hereby further amended by:
 - a) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the subject lands RA5 High-Density Residential – Town Centre Zone, subject to site specific zoning Exception 9(480).
 - b) Deleting Subsection “pi)” to Exception 9(480) thereby deleting all reference to the Holding Symbol “(H)” in said Exception 9(480) for the Subject Lands.
 - c) Deleting Schedule “E-529” and substituting therefor the Schedule “E-529” attached hereto as Schedule “3”.
 - d) Deleting Schedule “E-529D” and substituting therefor the Schedule “E-529D” attached hereto as Schedule “4”.
2. Schedules “1” “2” “3” and “4” shall be and hereby form part of this By-law.

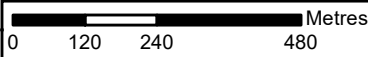
Enacted by City of Vaughan Council this 29th day of September, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



Key Map 2A
By-Law No. 1-88



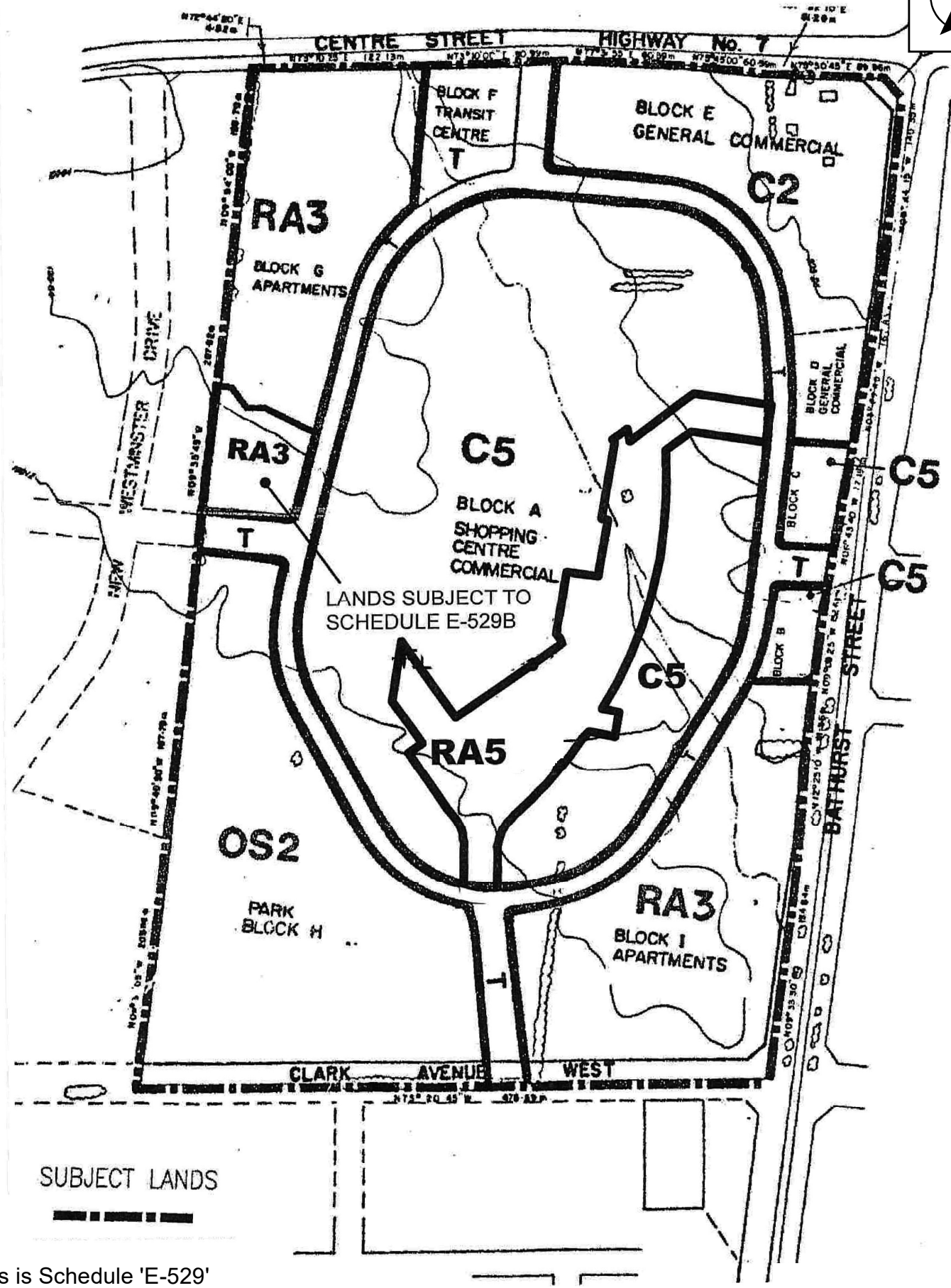
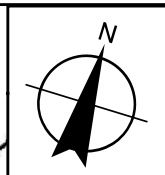
This is Schedule '2'
To By-Law 125-2020
Passed the 29th Day of September, 2020

File: Z.20.007
Related File: OP.18.013, Z.18.020, DA.18.107
Location: Part of Lots 4 and 5, Concession 2
Applicant: Promenade Limited Partnership
City of Vaughan

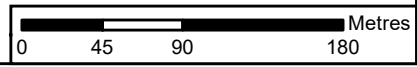
Signing Officers

Mayor

Clerk



This is Schedule 'E-529'
To By-Law 1-88
Section 9(480)



This is Schedule '3'
To By-Law 125-2020
Passed the 29th Day of September, 2020

File: Z.20.007
Related File: OP.18.013, Z.18.020, DA.18.107
Location: Part of Lots 4 and 5, Concession 2
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City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 125-2020

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 remove the Holding Symbol “(H)” from the subject lands, which are zoned RA5 (H) High-Density Residential – Town Centre Zone with the Holding Symbol “(H)” and are subject to site-specific Exception 9(480) to facilitate the development of a 30 and 35-storey residential apartment building connected by a 6-storey podium (maximum of 790 units) with at-grade retail and a 26-storey mixed use building comprised of office, hotel and retail uses.

The subject lands were originally zoned with the Holding Symbol “(H)” by By-Law 105-2019. The conditions for the removal of the Holding Symbol can be removed once the following conditions have been satisfied:

- 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

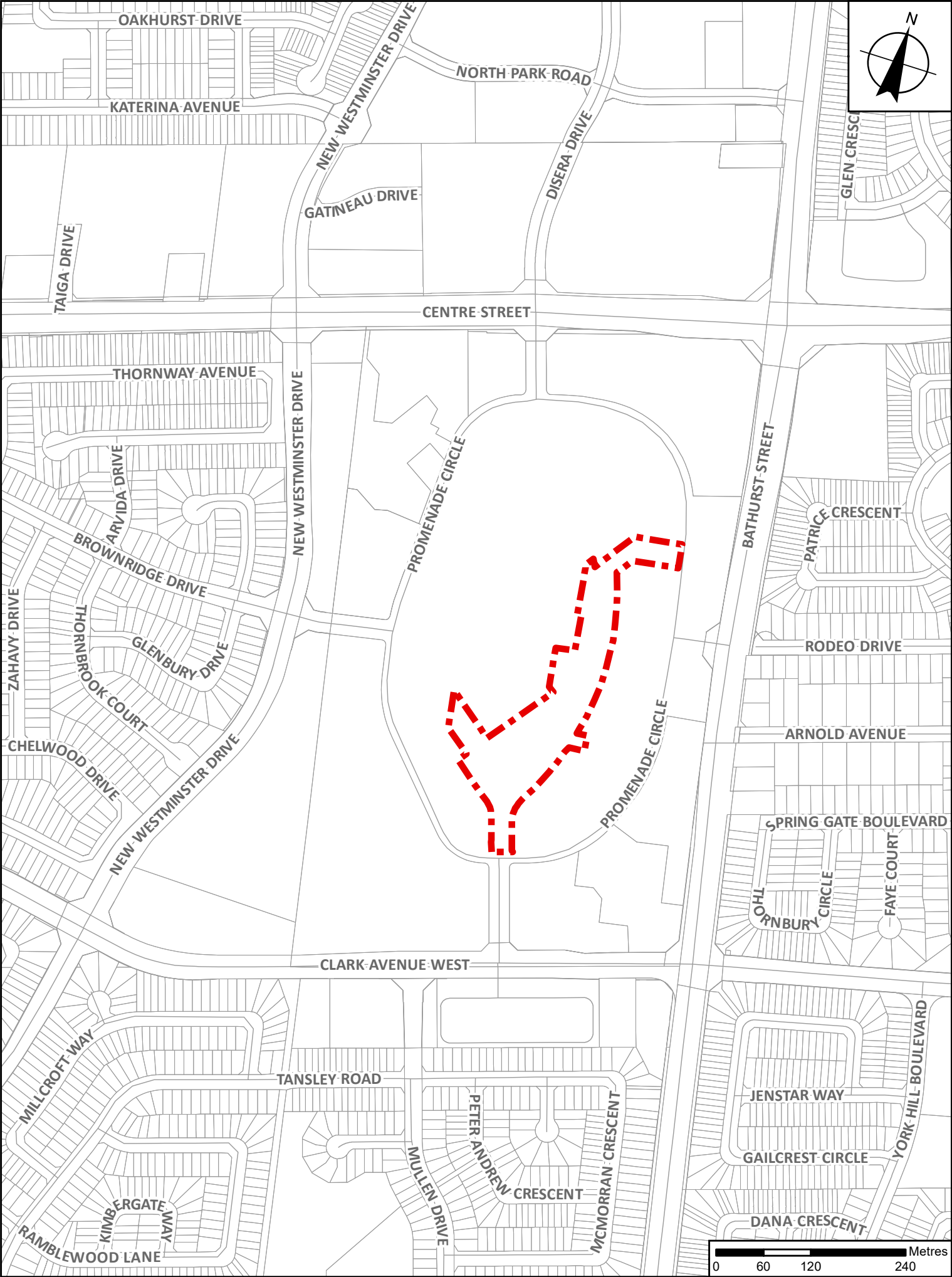
The Owner's consultant conducted a theoretical sanitary sewers capacity analysis and identified surcharging in five segments of the existing local sanitary sewers on Clark Avenue, upstream of Westminster Drive. However, the City's Interim Servicing Strategy (ISS) for the Promenade Secondary Plan service area and associated flow monitoring data confirmed downstream sanitary sewer improvements will not be required as a condition of the Phase 1 approval. Therefore, the Phase 1 development proposal can be adequately serviced in the interim to an upset residential unit count of 790 apartment units.

A financial contribution representing the Owner's Phase 1 proportionate share towards the ultimate servicing strategy for the Promenade Secondary Plan service area shall be required once the ultimate servicing strategy is finalized by the City. The Owner has provided a proper security via a pre-development agreement to guarantee its financial contribution toward the future sanitary sewer system improvements. Given the above, the Development Engineering Department is of the opinion that conditions b) and c) are satisfied.

At the time By-law 105-2019 was passed, a Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) was required to remove the Holding Symbol “H” due to salt related impacts on the subject lands which were attributed to the application of salt on the parking areas during winter. In December 2019, the MECP amended the RSC regulation to include an exemption for salt-related

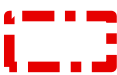
exceedances attributed to winter safety practices thereby resulting in no contaminants of concern on the subject lands. The Owner is still obligated to file for an RSC with the MECP for the subject lands due to the change in land use. An RSC application was submitted to the MECP on May 21, 2020 and re-submitted on August 5, 2020 to address MECP comments. An MECP Notice of RSC receipt dated August 11, 2020 was provided to the City. Given the above, the Development Engineering Department is of the opinion that condition d) is satisfied.

Therefore, the Holding Symbol “(H)” can be removed.



Location Map To By-Law 125-2020

File: Z.20.007
Related File: OP.18.013, Z.18.020, DA.18.107
Location: Part of Lots 4 and 5, Concession 2
Applicant: Promenade Limited Partnership
City of Vaughan



Subject Lands -
Phase 1
Promenade