

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 009-2021**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 080-2020.**

**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 By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 3B and substituting therefor the Key Map 3B attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H1)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the subject lands RA3 – Apartment Residential Zone, subject to site-specific zoning Exception 9(1497).
  - b) Deleting Schedule “E-1628” and substituting therefor the Schedule “E-1628” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H1)” on the Lands shown as “Subject Lands” on Schedule “1”.
2. Schedules “1” “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 26<sup>th</sup> day of January, 2021.

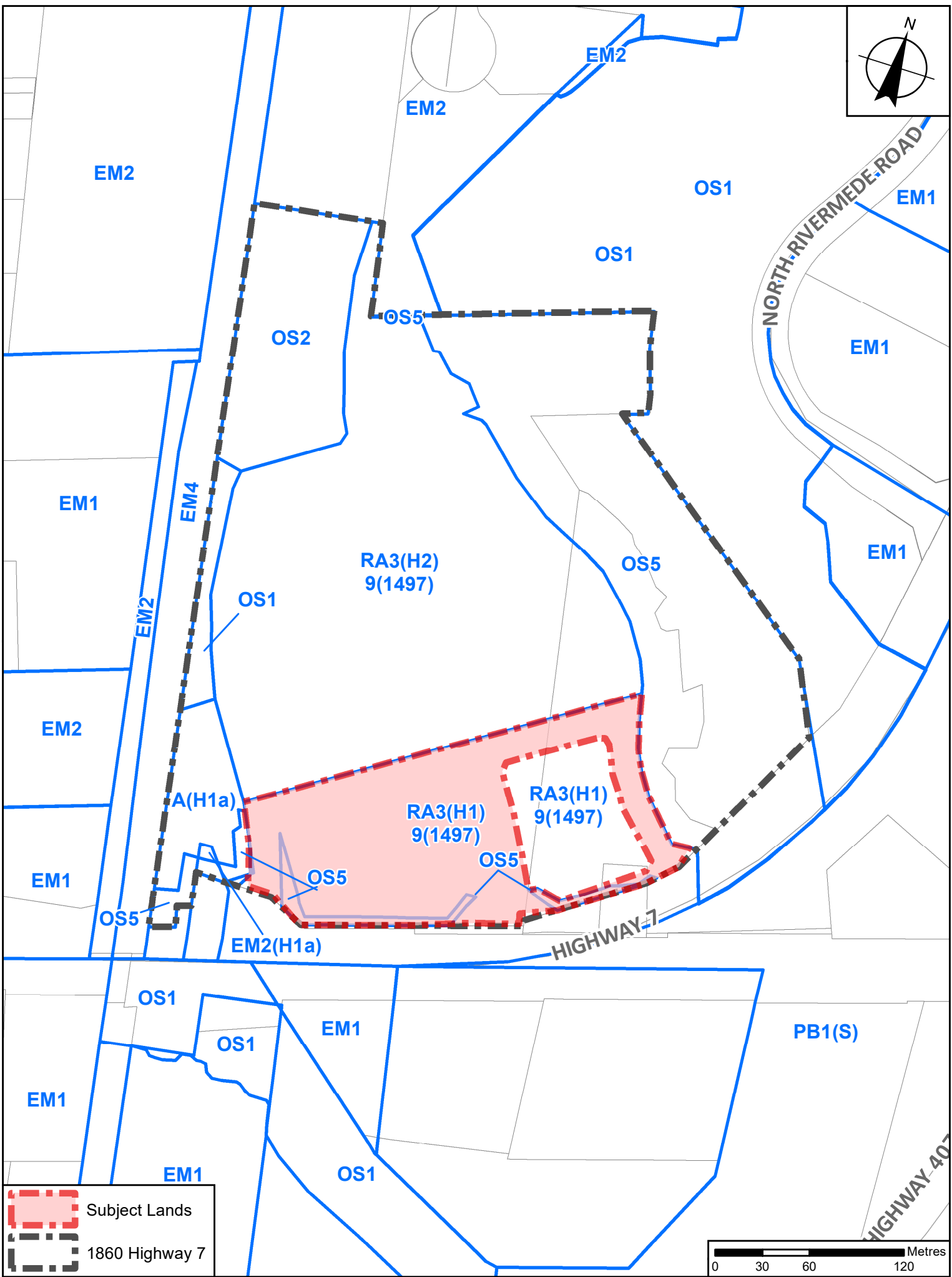
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

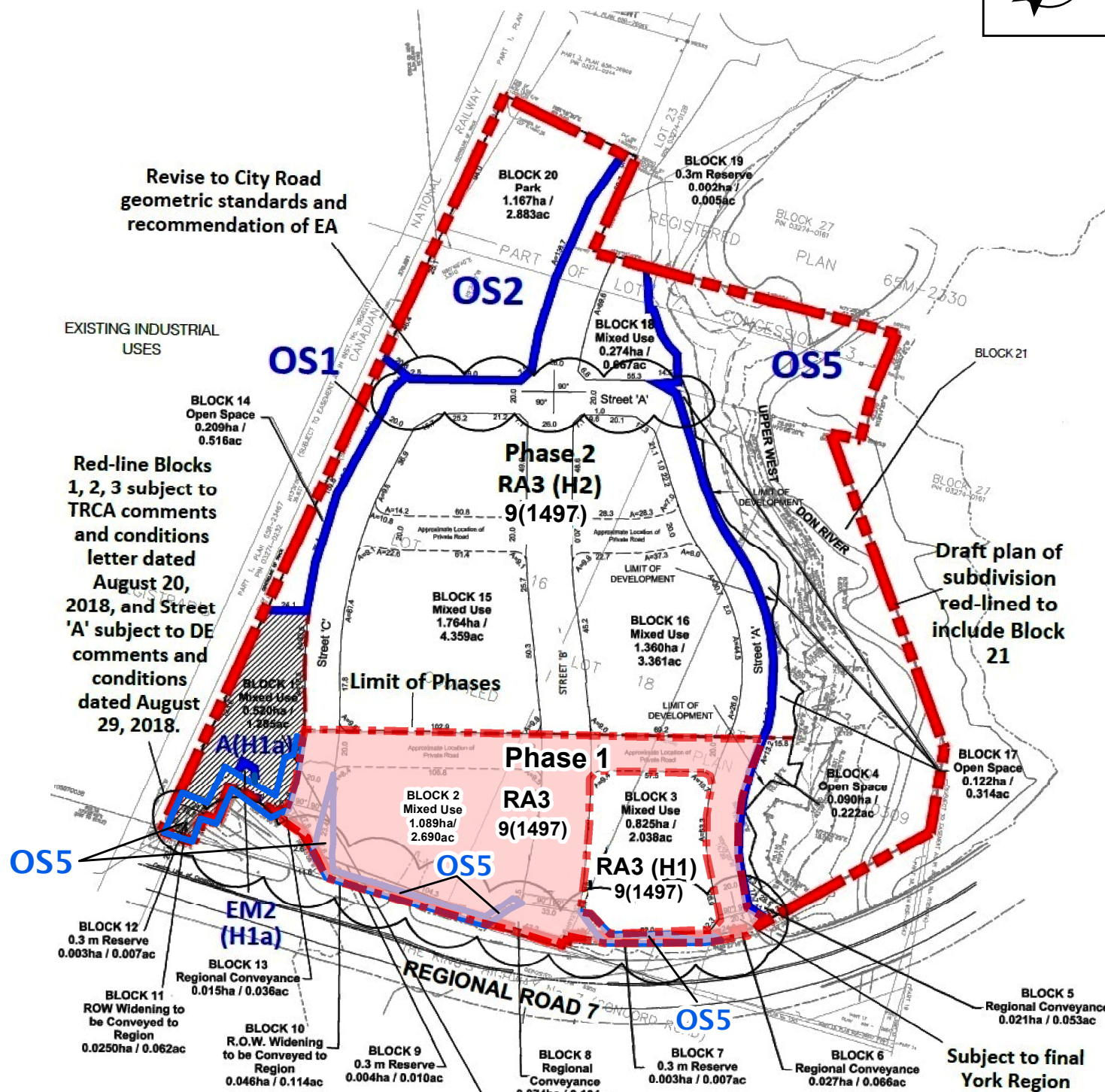
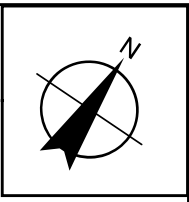
Authorized by the Decision of the Local Planning Appeal Tribunal  
Issued January 18, 2019, Case No. PL171117  
Adopted by Vaughan City Council on September 27, 2018.  
(Item No. 33 of Report No. 27 of the Committee of the Whole)



This is Schedule '1'  
To By-Law 009-2021  
Passed the 26th Day of January, 2021

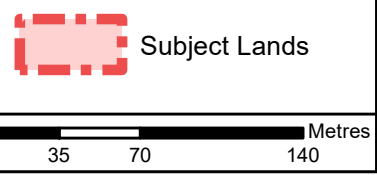
**File:** Z.20.034  
**Related Files:** DA.19.016, Z.16.049, 19T-16V009  
**Location:** Part of Lot 6, Concession 3  
**Applicant:** 1834375 ONTARIO INC.  
**City of Vaughan**

Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk



- ZONES**
- A - AGRICULTURAL ZONE
  - RA3 - APARTMENT RESIDENTIAL ZONE
  - EM2 - GENERAL EMPLOYMENT AREA ZONE
  - OS1 - OPEN SPACE ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE

This is Schedule 'E-1628'  
To By-Law 1-88  
Section 9(1497)



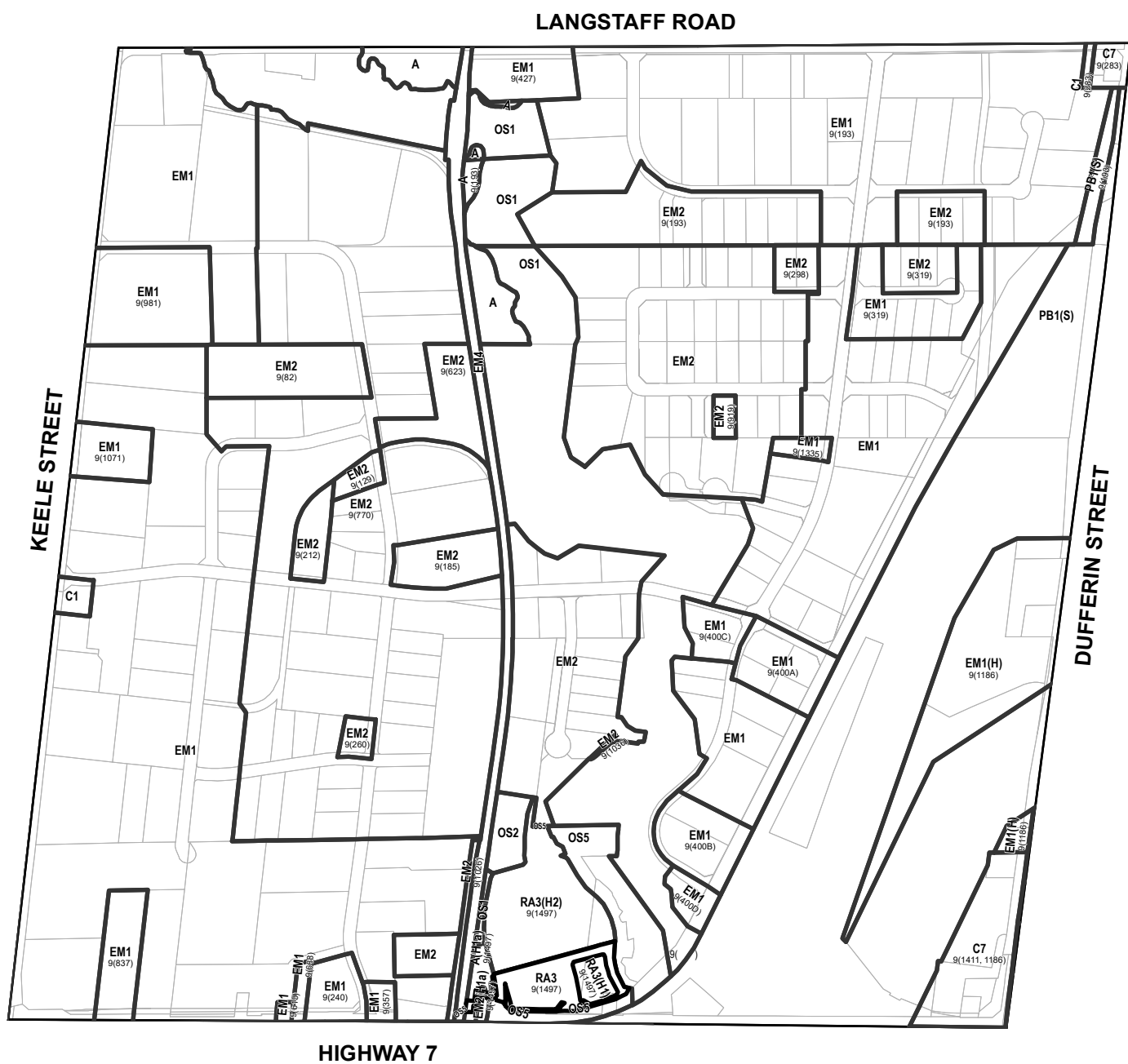
This is Schedule '2'  
To By-Law 009-2021  
Passed the 26th Day of January, 2021

File: Z.20.034  
Related Files: DA.19.016, Z.16.049, 19T-16V009  
Location: Part of Lot 6, Concession 3  
Applicant: 1834375 ONTARIO INC.  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



0 125 250 500 Metres

## Clerk

## **SUMMARY TO BY-LAW 009-2021**

The lands subject to this By-law are bounded by a rail line (Metrolinx) to the west, Regional Road 7 to the south and North Rivermede Road to the east and in part of lot 6, Concession 3, City of Vaughan.

The purpose of this by-law is to remove part of the Holding Symbol “(H1)” from Block 2, Street A, Street B, Street C and the Private Roads of Phase 1 of the Subject Lands, which are zoned RA3(H1) Residential Apartment Zone with the Holding Symbol “(H1)”, and are subject to site-specific Exception 9(1947) to facilitate the development of three 27-storey residential apartment buildings with a total of 950 units and 362.7 m<sup>2</sup> of grade related commercial uses.

The Subject Lands were originally zoned with the Holding Symbol “(H1)” by By-law 080-2020. The conditions for the removal of the Holding Symbol can be removed once the follow conditions have been satisfied:

- a) The Owner shall successfully obtain approval of a Site Development Application, pursuant to Section 41 of the *Planning Act*, which shall include the implementation of noise and vibration mitigation measures required by section 3.1.11 and 3.1.12 of the Vaughan Official Plan 2010 (“VOP 2010”), Volume 2 (“Concord GO Centre Secondary Plan”), to the satisfaction of Metrolinx and the City;
- b) Vaughan Council shall identify and allocate water and sewage capacity to Phase 1 of the Subject Lands;
- c) The Owner shall submit to the City a Record of Site Condition (“RSC”), filed on the Environmental Site registry and acknowledged by the Ministry of Environment, Conservation and Parks (“MECP”) for the entire Phase 1 of the Subject Lands and Block 1 of the Subject Lands, to the satisfaction of the City;
- d) The Owner shall confirm, to the satisfaction of the Toronto and Region Conservation Authority (“TRCA”), through the provisions of ‘as built’ drawings and hydraulic model that the floor remediation works have been completed as required in the issued permit under the Ontario Regulation 166/06 and safe access to the Subject Lands is provided;
- e) Blocks 1, 2 and 3 provide an appropriate interface area between Regional Road 7 and the Subject Lands, to the satisfaction of the City and TRCA;
- f) The lands subject to the final interface between Regional Road 7 and the red-lined revision Blocks 1, 2 and 3, inclusive, shall be placed in new Open Space Blocks(s) and zoned OS5 Open Space Environmental Protection Zone; and
- g) The Owner shall revise the Tree Preservation Plan and the Arborist Report, to the satisfaction of the City. Vegetation beyond the boundary of Phase 1 of the Subject Lands shall remain undisturbed during the construction of Phase 1 of the Subject Lands. The Owner shall not remove the trees without written approval from the City.

The Holding Symbol “(H1)” can be removed from the Subject Lands effectively zoning the Subject Lands, RA3 Apartment Residential Zone as the conditions respecting the holding provisions have been satisfied as follows:

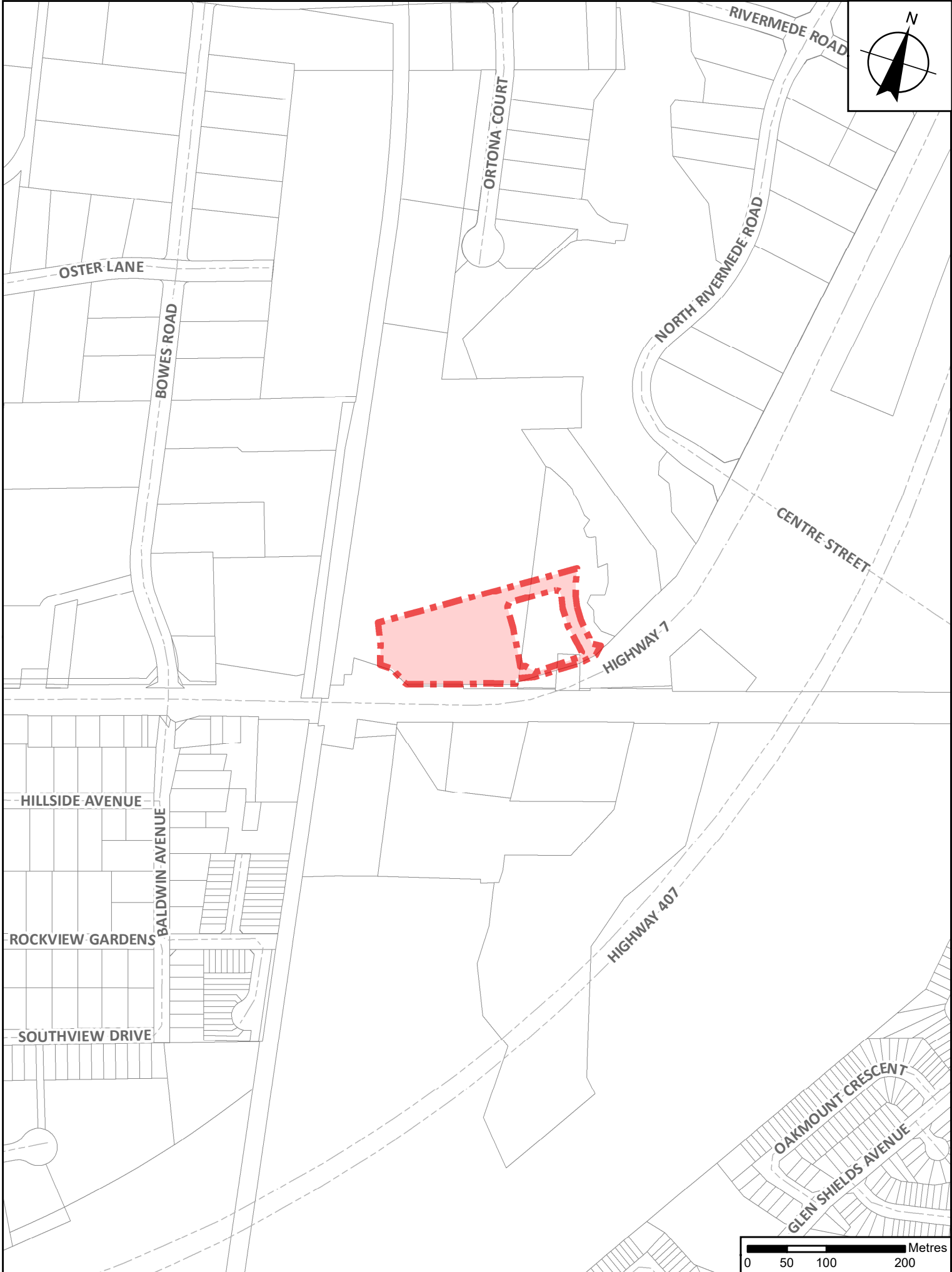
- i) Vaughan Council on October 19, 2019, approved Site Development Application DA.19.016 to permit the development of three 27-storey residential apartment buildings, with a total of 932 units, and 362.7 m<sup>2</sup> of grade related commercial uses on Block 2 of Subdivision 19T-16V009. Through the final submission of the Site Plan, 18 additional units were added, bringing the total number of residential units to 950. The Development utilizes the maximum permitted number of units in accordance with policy 3.3.11 b) of the Concord GO Centre Secondary Plan. On January 10, 2020, Metrolinx advised via email that the conditions related to the

noise and vibration mitigation measures can be deferred to the future Condominium Application for Block 2. The City and Metrolinx is of the opinion that condition a) is satisfied.

- ii) Vaughan Council on October 23, 2019 and December 15, 2020, approved the allocation of water and sewage servicing capacity for approved Site Development Application DA.19.016 for 950 residential apartment units. Therefore, condition b) is satisfied.
- iii) The Owner filed Record of Site Condition #225380 and #225381 on February 12, 2020, to on the Environmental Site Registry and is acknowledged by the Ministry of Environment, Conservation and Parks ("MECP"). The Development Engineering Department is of the opinion that condition c) is satisfied.
- iv) The TRCA issued a Clearance Letter dated November 9, 2020, wherein it was stated that condition d) is satisfied based on the technical materials provided to TRCA including:
  - Floodplain Assessment Memorandum, prepared by Shaeffers Consulting Engineers, dated October 5, 2020;
  - Hydraulic Models for As-Built Condition, prepared by Shaeffers Consulting Engineers; and
  - Drawing No. OS-1, Open Space Plan Zone, prepared by Shaeffers Consulting Engineers, dated revision No. 3 dated October 30, 2020
- v) TRCA's Clearance Letter of November 9, 2020, confirmed Blocks 1, 2 and 3 provide an appropriate interface between Regional Road 7 and the Subject Lands and is of the opinion that condition e) is satisfied. The Development Planning Department is of the opinion that condition e) is satisfied through Vaughan Council's approval of DA.19.016.
- vi) The lands subject to the final interface between Regional Road 7 and the revised Blocks 1, 2 and 3, inclusive, have been placed in new Open Space Blocks and zoned OS5 Open Space Environmental Protection Zone. As per TRCA's Clearance Letter of November 9, 2020, confirming condition f) is satisfied.
- vii) The Tree Preservation Plan and the Arborist Report has been revised to the satisfaction of the Development Planning Department. The Owner has also entered into a Tree Protection Agreement with the City dated November 29, 2019. Therefore, the Development Planning Department is of the opinion that condition g) is satisfied.

Therefore, the Holding Symbol "(H1)" can be removed from the Subject Lands.





Location Map  
To By-Law 009-2021

**File:** Z.20.034  
**Related Files:** DA.19.016, Z.16.049, 19T-16V009  
**Location:** Part of Lot 6, Concession 3  
**Applicant:** 1834375 ONTARIO INC.  
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Subject Lands