

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 144-2020

A By-law to amend City of Vaughan By-law 1-88, as amended, by By-laws 60-2020 and 61-2020.

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;

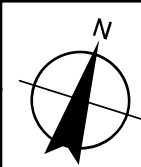
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” being Blocks 1 to 17 inclusive on Schedule 1 and “Subject Lands” on Schedule 2; effectively zoning the Subject Lands RT1 Residential Townhouse Zone and C4 Neighborhood Commercial Zone, respectively.
 - b) Deleting Part “A” to Exceptions 9(1494) and 9(1495), in their entirety, thereby deleting all reference to the Holding Symbol “(H)” in the said Exceptions 9(1494) and 9(1495).
 - c) Deleting Schedule “E-1625” and substituting therefor the Schedule “E-1625” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)” on Blocks 1 to 17 inclusive.
 - d) Deleting Schedule “E-1626” and substituting therefor the Schedule “E-1626” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)” on the Subject Lands.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

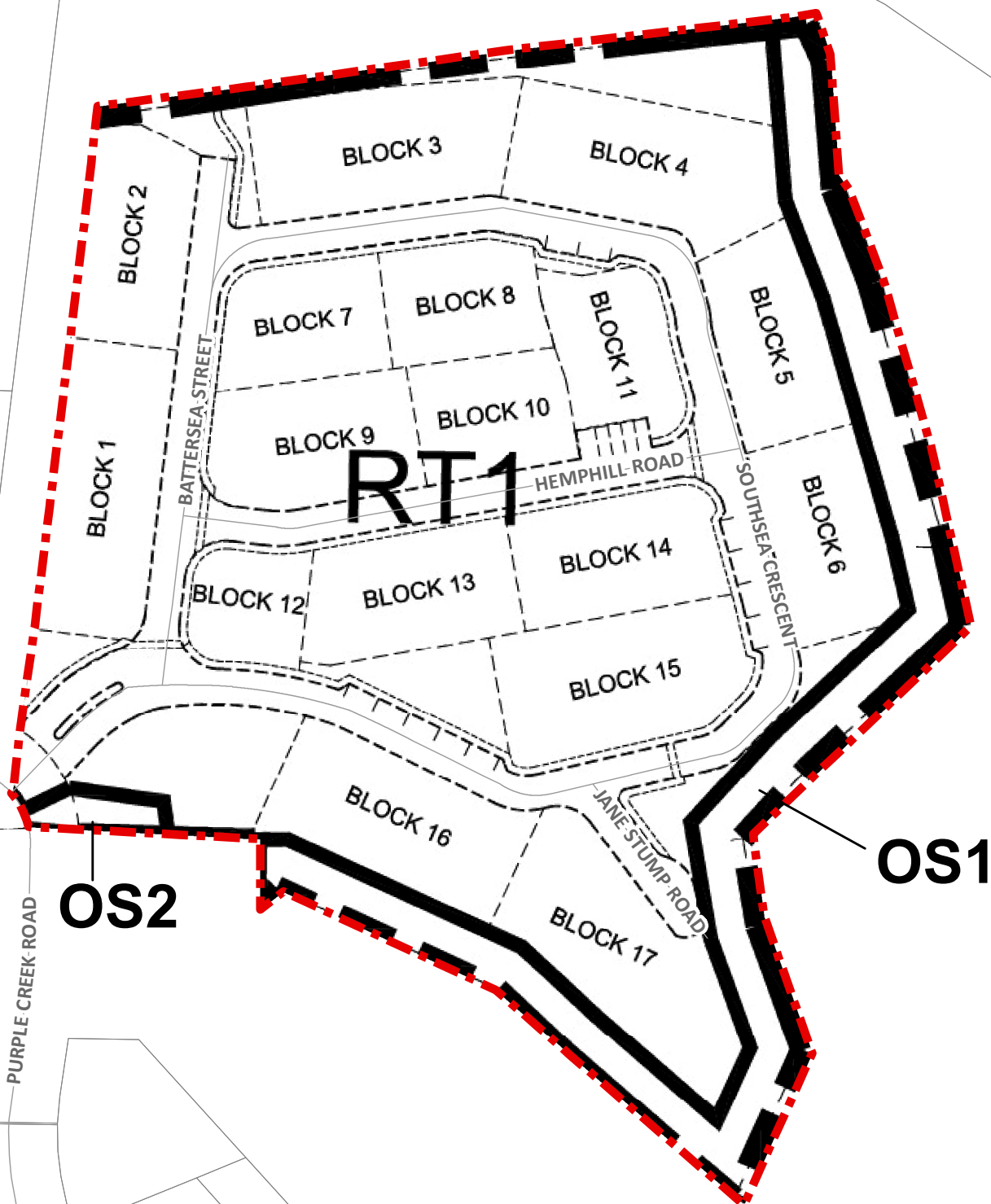
Enacted by City of Vaughan Council this 21st day of October, 2020.

Hon. Maurizio Bevilacqua, Mayor

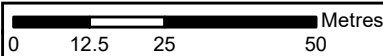
Todd Coles, City Clerk



TESTON ROAD



This is Schedule 'E-1625'
To By-Law 1-88
Section 9(1494)



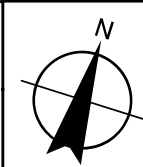
This is Schedule '1'
To By-Law 144-2020
Passed the 21st Day of October, 2020

File: Z.20.021
Related Files: Z.03.024 and 19T-03V05
Location: Part of Lots 24 and 25, Concession 6
Applicant: Prima Vista Estates Inc. and 840999 Ontario Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk



TESTON ROAD

PINE VALLEY DRIVE

BATTERSEA STREET

SOUTHSEA CRESCENT

PURPLE CREEK ROAD

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

C4

This is Schedule 'E-1626'
To By-Law 1-88
Section 9(1495)



Subject Lands

0 5 10 20 Metres

This is Schedule '2'
To By-Law 144-2020
Passed the 21st Day of October, 2020

File: Z.20.021

Related Files: Z.03.024 and 19T-03V05

Location: Part of Lots 24 and 25, Concession 6

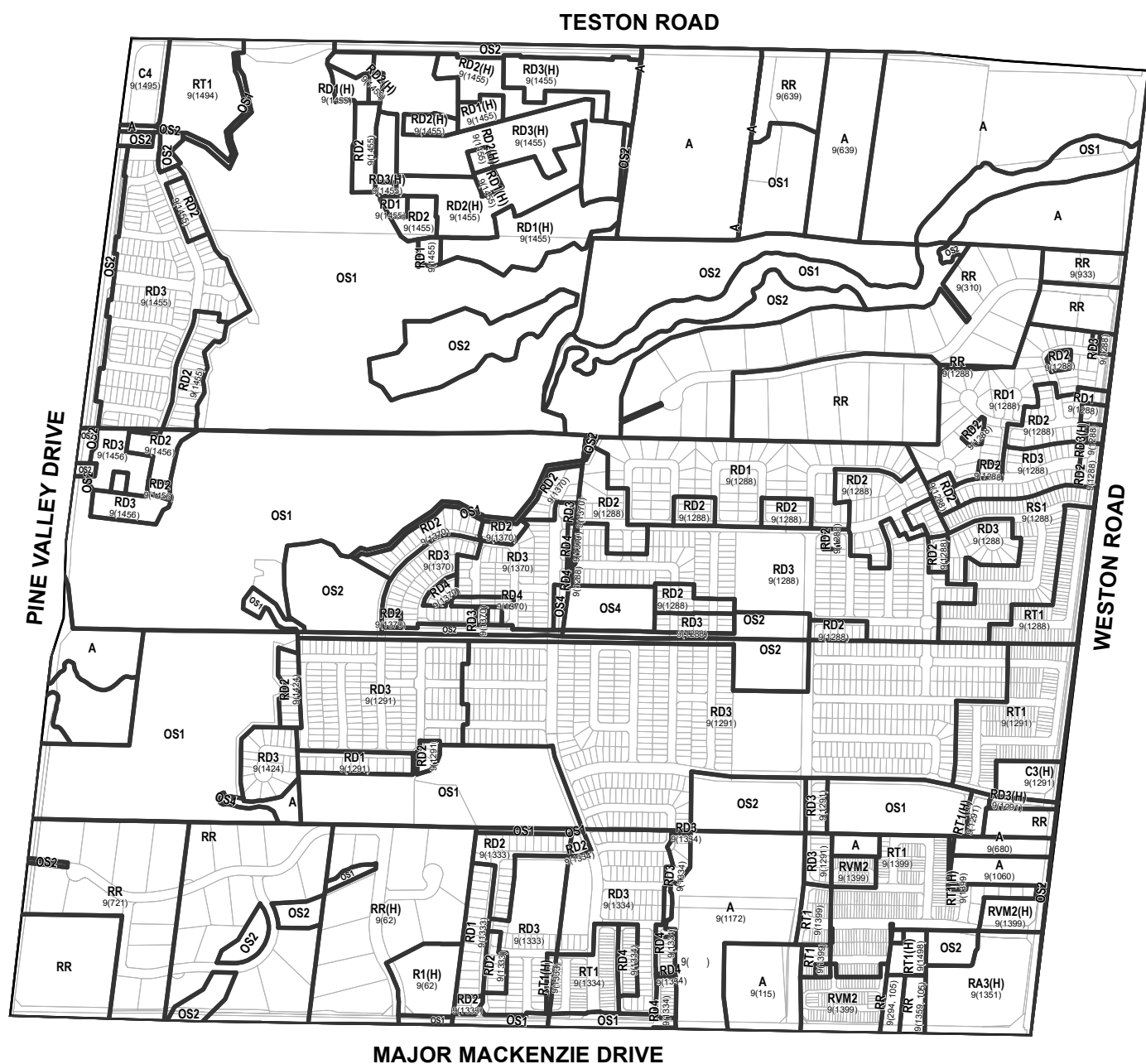
Applicant: Prima Vista Estates Inc. and 840999 Ontario Ltd.

City of Vaughan

Signing Officers

Mayor

Clerk



Clerk

SUMMARY TO BY-LAW 144-2020

The lands subject to this By-law are located on the east side of Pine Valley Drive and south of Teston Road, being Part of Lots 24 and 25, Concession 6, City of Vaughan. The Subject Lands are located within Plan of Subdivision 19T-03V05 Phase 4 (Prima Vista Estates Inc. and 840999 Ontario Ltd).

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands that are zoned RT1(H) Residential Townhouse Zone and C4(H) Neighborhood Commercial Zone both with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exceptions 9(1494) and 9(1495), respectively. Removal of the Holding Symbol “(H)” will facilitate the development of 68 dwelling units comprised of 66 townhouse units and 2 semi-detached units and a shopping centre comprised of three buildings totaling a gross floor area of 2,302 m². The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-laws 60-2020 and 61-2020, until such time that the following conditions were satisfied:

- “1. Prior to the removal of the Holding Symbol “(H)” from the lands zoned RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone both with the Holding Symbol “(H)”, the following shall occur:
 - i) Completion of the Teston Road Schedule C Class Environmental Assessment, from Pine Valley Drive to Weston Road for the potential jog elimination at Pine Valley Drive and Teston Road intersection.
 - ii) Conveyance of sufficient lands free of cost and encumbrances along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment.”

The Holding Symbol “(H)” can be removed from the Subject Lands effectively zoning the Subject Lands, RT1 Residential Townhouse Zone and C4 Neighborhood Commercial Zone as the conditions respecting the holding provision has been satisfied as follows:

The Region of York (‘Region’), in correspondence dated August 12, 2020, advised that:

- i) The Teston Road Schedule C Class Environmental Assessment, from Pine Valley Drive to Weston Road for the potential jog elimination at Pine Valley Drive and Teston Road intersection is completed to the satisfaction of the Region.
- ii) Conveyance of sufficient lands free of cost and encumbrances along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment have been provided to the satisfaction of the Region.



Location Map To By-Law 144-2020

File: Z.20.021
Related Files: Z.03.024 and 19T-03V05
Location: Part of Lots 24 and 25, Concession 6
Applicant: Prima Vista Estates Inc. and 840999 Ontario Ltd.
City of Vaughan



Subject Lands