

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 026-2013

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 178-2012.

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 Official Plan adopted by Council and not approved at this time, with which the matters herein set out are 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 9E and substituting therefor the Key Map 9E attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”, attached hereto, and effectively zoning the subject lands RT1 Residential Townhouse Zone, RS1 Residential Semi-Detached Zone One, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four.
 - b) Deleting Schedule “E-1504” and substituting therefor the Schedule “E-1504” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)” on the “Subject Lands” shown 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 19th day of March, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 026-2013

The lands subject to this By-law are located within Planning Block 61, in Part of Lots 21 to 23 inclusive, Concession 9, City of Vaughan, on Draft Plan of Subdivision 19T-10V004 (Nashville Developments Inc.).

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands, identified as "Phase 1A" but excluding Block 1111 on Schedule "E-1504" and Lots 83 to 114, 158 and 159 inclusive on Registered Plan 65M-4374. The lands are zoned RT1(H) Residential Townhouse Zone, RS1(H) Residential Semi-Detached Zone One, RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four, all with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1376). The removal of the Holding Symbol "(H)" is to facilitate the development of 301 detached dwelling units, 142 semi-detached dwelling units and 166 street townhouse dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 120-2012 and 178-2012 until such time that allocation for the subject lands are available, the limits for development are consistent with the detailed design for the realignment of Major Mackenzie Drive West, and that the realignment of an existing tributary has been implemented to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

On November 15, 2011, Vaughan Council approved the allocation of water and sewage servicing capacity for 400 residential units from the York Sewage Servicing/Water Supply System. On November 20, 2012, Vaughan Council further allocated an additional 243 residential units through the Block 61 Inflow and Infiltration Reduction Pilot Project, for a total of 643 residential units.

The design and limits of development for the realignment of Major Mackenzie Drive West were required under the Subdivision Agreement for Draft Plan of Subdivision 19T-10V004. As Draft Plan of Subdivision 19T-10V004 was registered on December 6th as Registered Plans 65M-4373 and 65M-4374, this condition has been satisfied.

The TRCA has agreed to remove the Holding Symbol "(H)" for all lots located in Phase 1A save and except for those lots which directly abut the proposed realigned tributary (being Lots 83 to 114, 158 and 159 inclusive on Registered Plan 65M-4374), as construction related to the tributary realignment is not fully complete. Once the realigned tributary has been constructed and implemented to the satisfaction of the TRCA, the Holding Symbol "(H)" for the remaining lots abutting the tributary in Phase 1A will be removed through a subsequent Zoning By-law.

Accordingly, the Vaughan Development Planning Department in consultation with the Vaughan Development/Transportation Engineering Department can support the removal of the Holding Symbol "(H)" to facilitate development of the subject lands.