

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2016

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 124-2015.

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:**

North side of Pine Grove Road

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1550”; and effectively zoning the subject land, RM2 Multiple Residential Zone, subject to Exception Paragraph 9(1423).
 - b) Deleting Part “A” to Exception 9(1423), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1423).
 - c) Deleting Schedule “E-1550” and substituting therefor the Schedule “E-1550” attached hereto as Schedule “1”, thereby deleting all reference to the Holding Symbol “(H)”.

South side of Pine Grove Road

2. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1550”; and effectively zoning the subject land, RM2 Multiple Residential Zone, subject to Exception Paragraph 9(1423).
 - b) Deleting Part “A” to Exception 9(1423), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1423).
 - c) Deleting Schedule “E-1550” and substituting therefor the Schedule “E-1550” attached hereto as Schedule “1”, thereby deleting all reference to the Holding Symbol “(H)”.

- 2A. This By-law shall not come into effect for the subject lands located on the south side of Pine Grove Road (201 and 229 Pine Grove Road) until the Deputy City Manager, Planning & Growth Management has received written acknowledgement from the Ministry of the Environment and Climate Change (MOECC) that the Record of Site Condition (RSC) has been filed for these lands to permit the residential uses and their accessory uses and/or buildings and structures.

3. This By-law shall not come into effect for the subject lands (north and south parcels) until the Development Agreement with the City is executed by the Owner .
4. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 7th day of June, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 083-2016

The lands subject to this By-law are located east of Islington Avenue on the north and south sides of Pine Grove Road, being Lots 2, 10, 11, 12, 13 and Part of Lots 1, 14, Plan M-1112 and Lot 20, Plan M-1113 known municipally as 165, 170, 180, 192, 201, and 229 Pine Grove Road 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 RM2 Multiple Residential Zone, to facilitate the development of 103 stacked townhouse units, 1 detached heritage home, open space and open space park uses. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 124-2015, until such time that:

- a) the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has approved the Remedial Action Plan (RAP) and is in receipt of a Record of Site Condition (RSC) filed with the Ministry of Environment and Climate Change's (MOECC) Environment Site Registry; and,
- b) the Owner has entered into a Development Agreement with the City respecting the necessary improvements to the existing Pine Grove wastewater pumping station to the satisfaction of the City.

The DEIP Department has accepted the RAP and is in receipt of the RSC filed with the MOECC Environment Site Registry for the north parcel (180 and 192 Pine Grove Road), but not for the south parcel (201 and 229 Pine Grove Road).

The DEIP Department has advised that the Owner has not entered into a Development Agreement for the subject lands (north and south parcels) but is imminent. Therefore, the Holding Symbol "(H)" will remain in place until the Development Agreement is executed by the Owner.

Once the Development Agreement is executed by the Owner for both the north and south parcels, the Holding Symbol "(H)" will remain in place for the south parcel only, until the above-noted condition regarding the Record of Site Condition (RSC) is satisfied.

This By-law is proceeding at this time in order to facilitate the conditional removal of the 'H' symbol for the subject lands prior to Council going on summer break.