

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 106-2013

A By-law to amend City of Vaughan By-law 1-88, as amended, by By-law 66-2012.

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 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 6D and substituting therefor the Key Map 6D attached hereto as Schedule "2", thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "E-1502", and effectively zoning the subject lands, RA2 Apartment Residential Zone.
 - b) Deleting Part "A" to Exception 9(1374), thereby deleting all reference to the Holding Symbol "(H)" in the said Exception 9(1374).
 - c) Deleting Schedule "E-1502" and substituting therefor the Schedule "E-1502" attached hereto as Schedule "1", thereby deleting the Holding Symbol "(H)".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.20 of Report No. 19
of the Committee of the Whole
Adopted by Vaughan City Council on
May 14, 2013

SUMMARY TO BY-LAW 106-2013

The lands subject to this By-law are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, in Part of Lots 19 and 20, Concession 6, City of Vaughan (Municipal addresses: 9909 Pine Valley Drive, and 9939 Pine Valley Drive [Lot 1, Plan M-1191]). The subject lands have an area of approximately 5.03 ha (Gross), with a frontage of 171 m along Pine Valley Drive.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands for the residential use, which are zoned RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)", to facilitate the development of a 6-storey residential apartment building, not to exceed 98 apartment dwelling units. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 66-2012, until such time that the following conditions were satisfied:

- i) the water supply and sewage servicing capacity has been identified and allocated by the City of Vaughan (City); and,
- ii) the approval of a Site Development Application by Vaughan Council for the subject lands, which shall include the following:
 - a) the transfer of the tableland woodlot, free of all charges and encumbrances, to the City; and,
 - b) the details pertaining to the monitoring program and Letter of Credit or other financial security for the proposed realigned channel has been submitted and approved, to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

The Holding Symbol "(H)" can be removed, as the conditions respecting the holding provisions have been satisfied as follows effectively zoning the subject lands for the residential use, RA2 Apartment Residential Zone:

- i) Council, at its May 14, 2013 meeting, approved the allocation of sewage capacity from the York Sewage Servicing System and water supply from the York Water Supply System for a total of 98 apartment dwelling units, thereby satisfying condition i) above; and,
- ii) Council, at its May 14, 2013 meeting, approved Site Development File DA.12.098, which requires that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall convey the tableland woodlot to the City to satisfy condition ii) a) above and address the conditions pertaining to the monitoring program to satisfy condition ii) b) above, to the satisfaction of the TRCA and the City.