

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-2023

A By-law to dedicate certain lands as part of the public highway.

WHEREAS Section 31 of *the Municipal Act, 2001, S.O. 2001, c.25* confers that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land.

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

1. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being:

FIRSTLY: Part of Lots 4 and 5, Concession 5, designated as Part 37 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SECONDLY: Part of Lots 4 and 5, Concession 5, designated as Part 38 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

THIRDLY: Part of Lots 4 and 5, Concession 5, designated as Part 40 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FOURTHLY: Part of Lots 4 and 5, Concession 5, designated as Part 50 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FIFTHLY: Part of Lot 5, Concession 5, designated as Part 1 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SIXTHLY: Part of Lot 5, Concession 5, designated as Part 2 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SEVENTHLY: Part of Lot 5, Concession 5, designated as Part 17 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

EIGHTHLY: Part of Lot 5, Concession 5, designated as Part 19 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

be and they are hereby dedicated as forming part of the public highway known as "Interchange Way".

2. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being:

FIRSTLY: Part of Lots 4 and 5, Concession 5, designated as Part 41 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SECONDLY: Part of Lots 4 and 5, Concession 5, designated as Part 44 on Reference Plan 65R-20291, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

THIRDLY: Part of Lot 5, Concession 5, designated as Part 3 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FOURTHLY: Part of Lot 5, Concession 5, designated as Part 4 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FIFTHLY: Part of Lot 5, Concession 5, designated as Part 9 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SIXTHLY: Part of Lot 5, Concession 5, designated as Part 14 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

be and they are hereby dedicated as forming part of the public highway known as "Doughton Road".

3. THAT the lands which are situate in the City of Vaughan, in the Regional Municipality of York, being:

FIRSTLY: Part of Lot 5, Concession 5, designated as Part 7 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

SECONDLY: Part of Lot 5, Concession 5, designated as Part 8 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

THIRDLY: Part of Lot 5, Concession 5, designated as Part 10 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FOURTHLY: Part of Lot 5, Concession 5, designated as Part 11 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65);

FIFTHLY: Part of Lot 5, Concession 5, designated as Part 20 on Reference Plan 65R-40282, registered in the Land Registry Office for the Land Titles Division of York Region (No.65)

be and they are hereby dedicated as forming part of the public highway known as "Commerce Street".

Voted in favour by City of Vaughan Council this 12th day of December, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by By-law 005-2018 being a By-law to authorize delegation of approval of certain administrative matters to Staff.
Adopted by Vaughan City Council on January 30, 2018.
City Council voted in favour of this by-law on December 12, 2023.
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.
Effective Date of By-Law: December 12, 2023

Date: December 05, 2023

To: Todd Coles
City Clerk

**Re: Dedication of certain lands as part of the public highway
Interchange Way
Doughton Road
Commerce Street
Parts 37, 38, 40, 41, 44, 50 on Reference Plan 65R-20291
Parts 1, 2, 3, 4, 7, 8, 9, 10, 11, 14, 17, 19, 20 on Reference Plan 65R-40282
RP B3N HOLDINGS INC.
Block 3 South Commerce Street Realignment (Related File: DA.21.031)**

Attached is a draft By-law for the purpose of dedicating lands as part of the public highways known as Interchange Way, Doughton Road, Commerce Street.

A Background Report and Location Plan are included as attachments to this memo for your information.

Please place the By-law on the next Council agenda for enactment as authorized in Delegation By-law 005-2018.

Regards,



Christina Bruce
Director, Policy Planning and Special Programs

Attachments

1. Background Report
2. Location Map
3. By-law

Attachment No. 1

Dedication of certain lands as part of the public highway

Interchange Way

Doughton Road

Commerce Street

Parts 37, 38, 40, 41, 44, 50 on Reference Plan 65R-20291

Parts 1, 2, 3, 4, 7, 8, 9, 10, 11, 14, 17, 19, 20 on Reference Plan 65R-40282

RP B3N HOLDINGS INC.

Block 3 South Commerce Street Realignment (Related File: DA.21.031)

Background

Commerce Street south located on the southwest corner of Highway 7 and Edgeley Boulevard is being realigned in conjunction with the Quadreal redevelopments. The City is obtaining road widening from RP B3S HOLDINGS INC. through development applications. The acquired lands, as described below, need to be dedicated as public highway based on the road realignment.

The construction of the road is ongoing and the anticipated road opening is scheduled for Q4 2024. The necessary development agreement was executed on August 21, 2023, which will facilitate conveyance of a portion of the road realignment to the City. The City also entered into a Land Exchange Agreement to facilitate the exchange of lands between the City and the developer(s) to complete the realignment. Both agreements provide that lands shall be conveyed and/or exchanged free of encumbrances. Upon completion of all conveyances, the lands being conveyed to the City shall be dedicated as public highway. Accordingly, it is now appropriate to dedicate the road widening on Edgeley Boulevard south and the realigned Commerce Street as public highway as shown on Attachment No. 2.

In addition, the City is conveying Part 14, 65R-40282 to the developer as part of the transaction. There is an existing easement for access over said Part 14 that will only expire upon dedication of these lands as part of the public highway. Accordingly, it is now appropriate to include said Part 14 as part of the road dedication by-law to allow the City to convey Part 14 to the developer free and clear of easements.

The legal description and associated PIN Numbers for the specific lands that need to be dedicated as public highway are as follows:

1. Interchange Way

FIRSTLY Part 37 on Plan 65R-20291, PIN 03228-0197 (LT)

SECONDLY Part 38 on Plan 65R-20291 (save and except Part 15 on Plan 65R-40282), PIN 03228-0197 (LT)

THIRDLY Part 40 on Plan 65R-20291, PIN 03228-0197 (LT)

FOURTHLY Part 50 on Plan 65R-20291, PIN 03228-0197 (LT)

FIFTHLY Part 1 on Plan 65R-40282, PIN 03228-0303(LT)

SIXTHLY Part 2 on Plan 65R-40282, PIN 03228-0303(LT)

SEVENTHLY Part 17 on Plan 65R-40282, PIN 03228-0314(LT)

EIGHTHLY Part 19 on Plan 65R-40282, PIN 03228-0314(LT)

2. Doughton Road

FIRSTLY Part 41 on Plan 65R-20291, PIN 03228-0197 (LT)

SECONDLY Part 44 on Plan 65R-20291, PIN 03228-0197 (LT)

THIRDLY Part 3 on Plan 65R-40282, PIN 03228-0303(LT)

FOURTHLY Part 4 on Plan 65R-40282, PIN 03228-0303(LT)

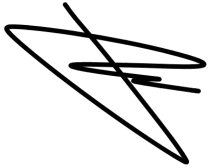
FIFTHLY Part 9 on Plan 65R-40282, PIN 03228-0303(LT)
SIXTHLY Part 14 on Plan 65R-40282, PIN 03228-0197(LT)

3. Commerce Street

FIRSTLY Part 7 on Plan 65R-40282, PIN 03228-0303(LT)
SECONDLY Part 8 on Plan 65R-40282, PIN 03228-0303(LT)
THIRDLY Part 10 on Plan 65R-40282, PIN 03228-0303(LT)
FOURTHLY Part 11 on Plan 65R-40282, PIN 03228-0303(LT)
FIFTHLY Part 20 on Plan 65R-40282, PIN 03228-0314(LT)

Accordingly, it is recommended that the City enact the necessary By-law as authorized in Delegation By-law 005-2018.

Respectfully submitted by,

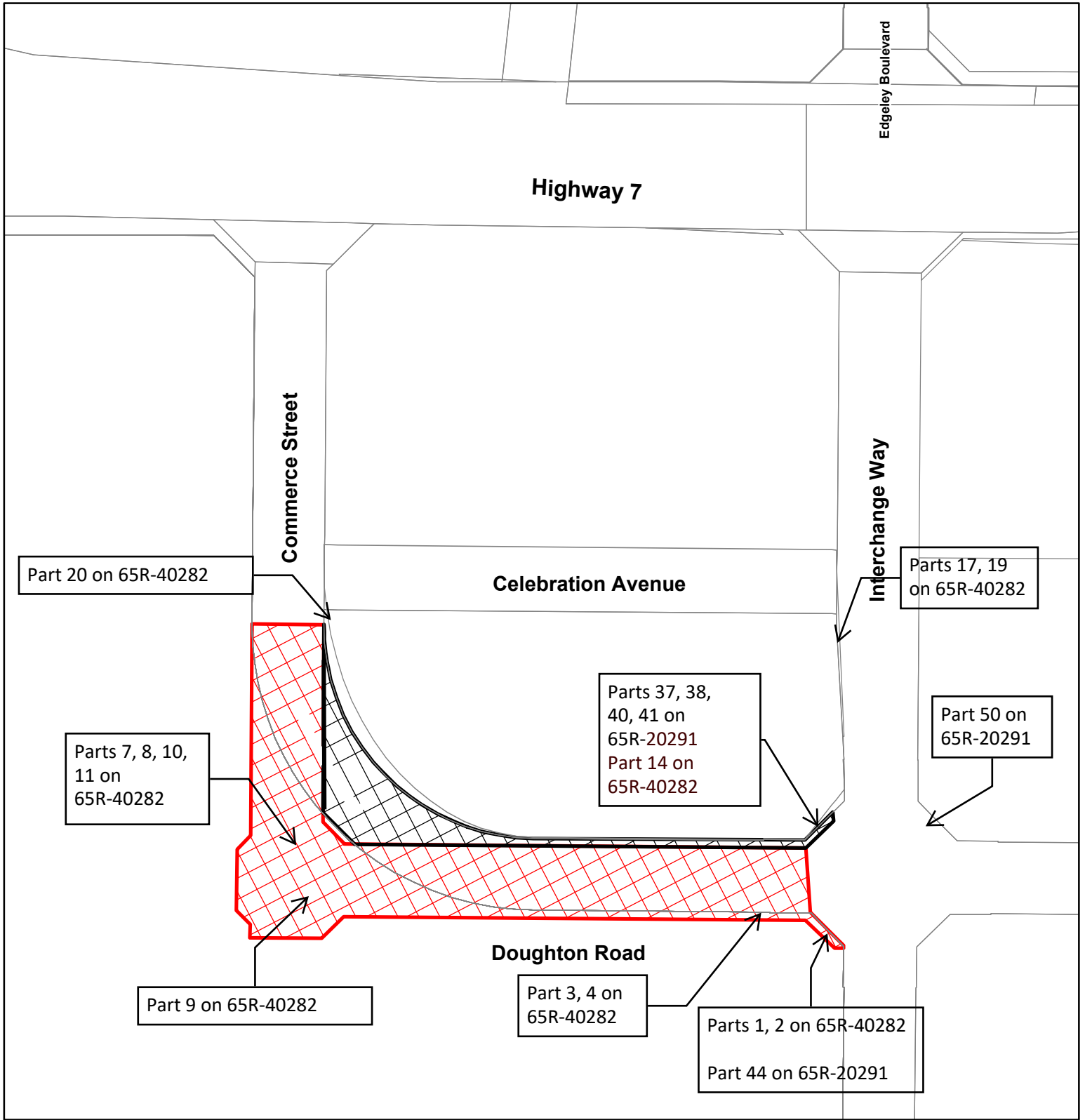


Danny Woo, P.Eng.
Development Engineering Lead - VMC
Policy Planning & Special Programs





Musa Deo, P.Eng.
Manager - Development Engineering
Policy Planning & Special Programs

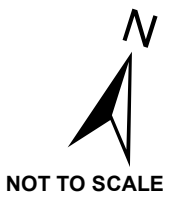
ATTACHMENT No.2



DEDICATION BY-LAW
COMMERCE STREET REALIGNMENT
LOCATION: Part of Lot 5, Concession 5

Legend

-  Former Commerce Street
-  Commerce Street Realignment



65R-20291
RECEIVED AND DEPOSITED
DATE June 16, 1998 DATE 17 June 1998
Douglas E. Hunt
ASSISTANT
LAND REGISTRAR FOR THE
ONTARIO LAND SURVEYOR
LAND TITLES DIVISION
YORK REGION (NO.65)

PARTS 1 - 69 INCLUSIVE, ALL OF PIN 03228-0136(LT)
PARTS 9,10,11,19,21,25 AND 69 - SUBJECT TO AN EASEMENT
OVER PART 2, PLAN 65R-14109
AS SET OUT IN INSTRUMENT VA79945.

PLAN OF SURVEY OF
PART OF LOTS 4 AND 5
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
CITY OF VAUGHAN
(FORMERLY TOWN OF VAUGHAN)
REGIONAL MUNICIPALITY OF YORK
SCALE 1:2000

HUNT SURVEYS INC.

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:
BEARINGS HEREON ARE ASTROMERIC AND ARE REFERRED TO THE
NORTH EASTERLY LIMIT OF PART 1, 65R-14109, HAVING A BEARING
OF N09°19'00"W.

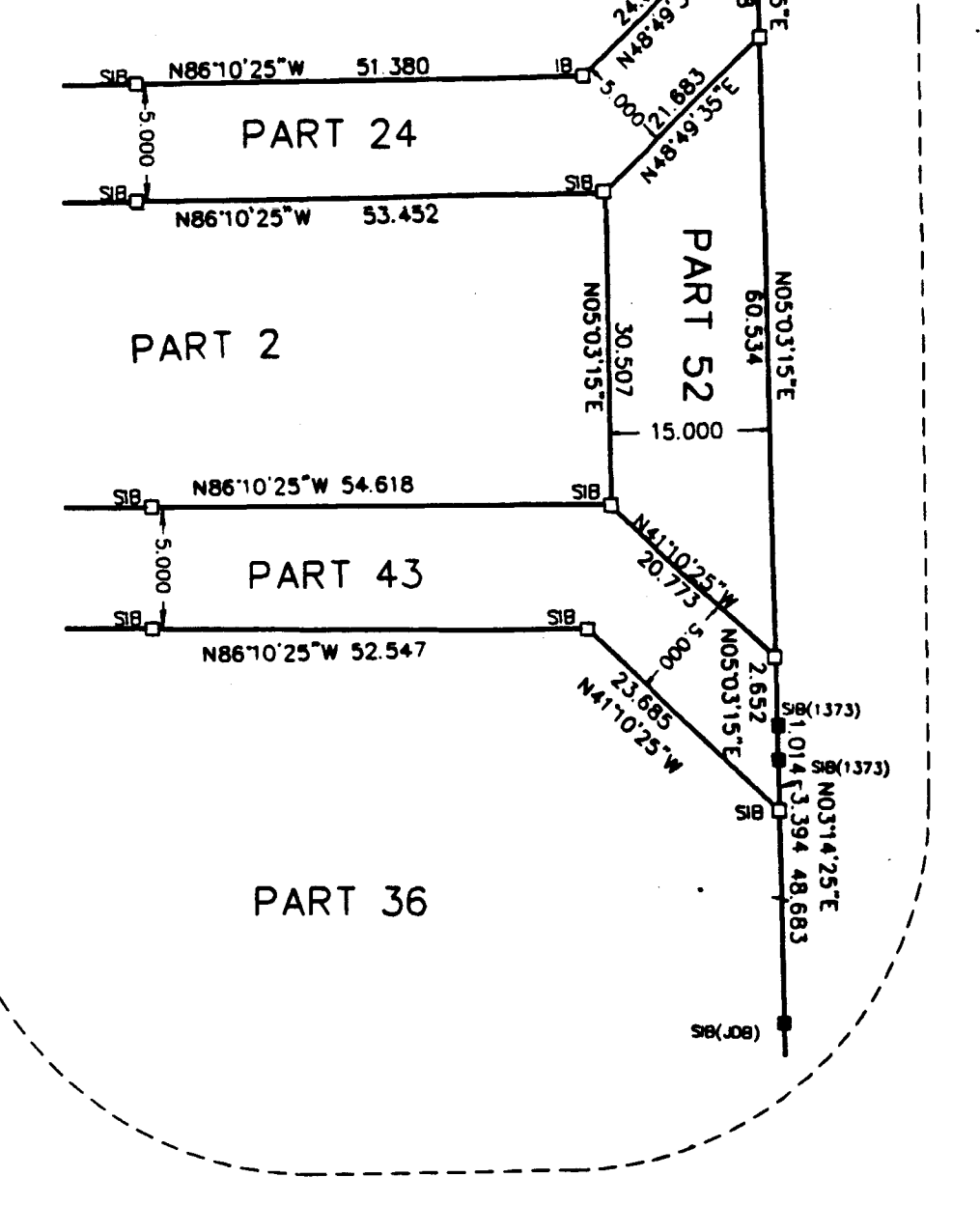
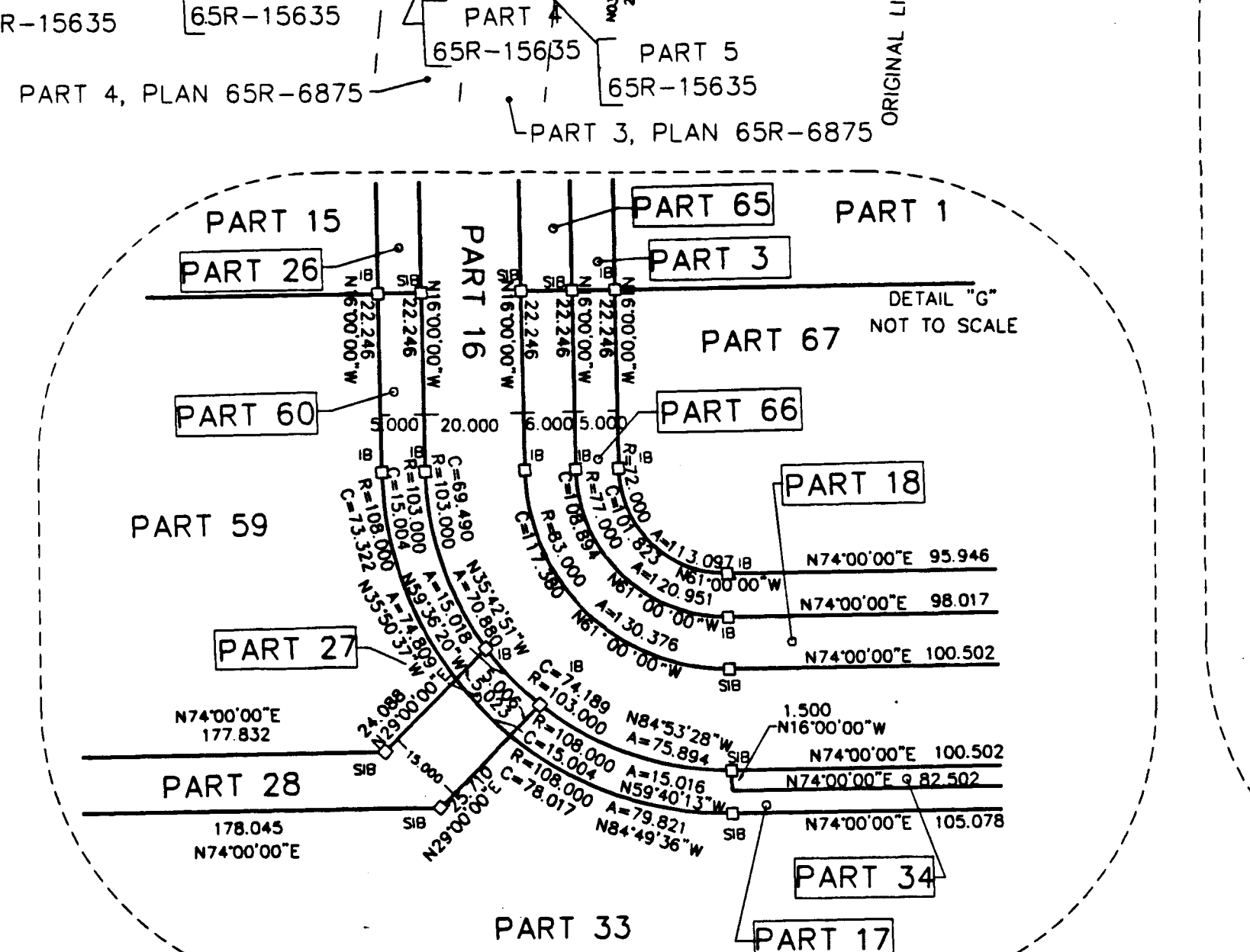
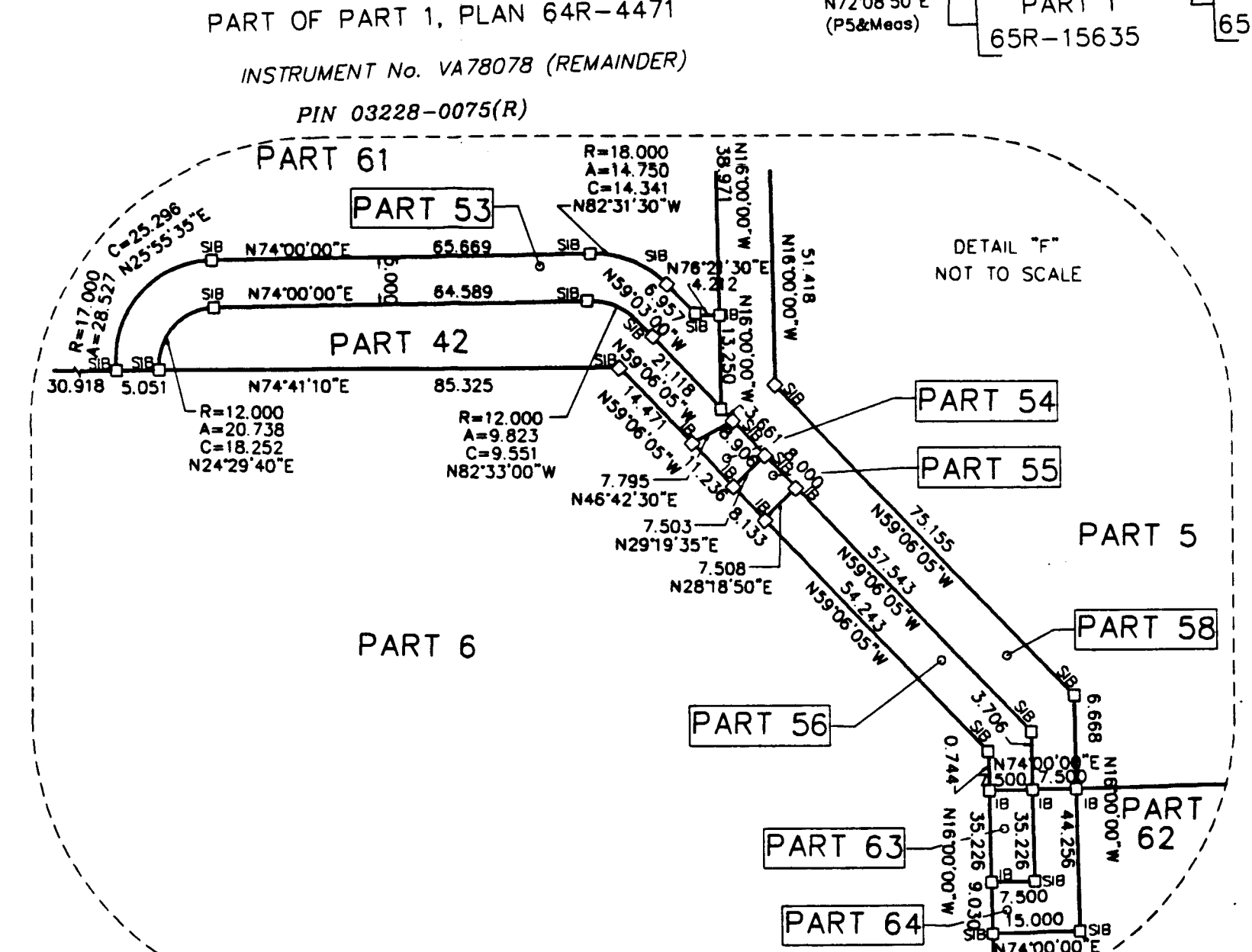
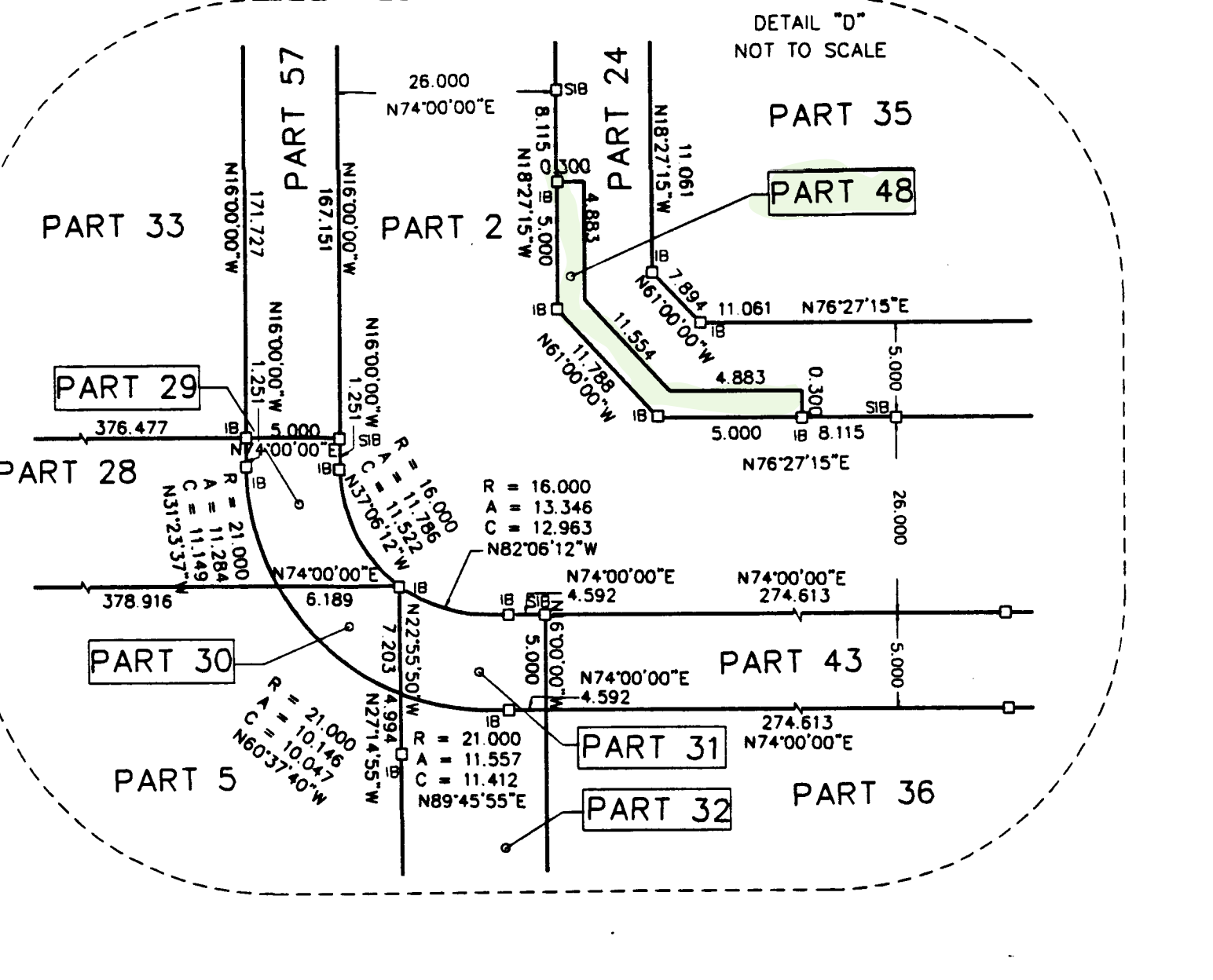
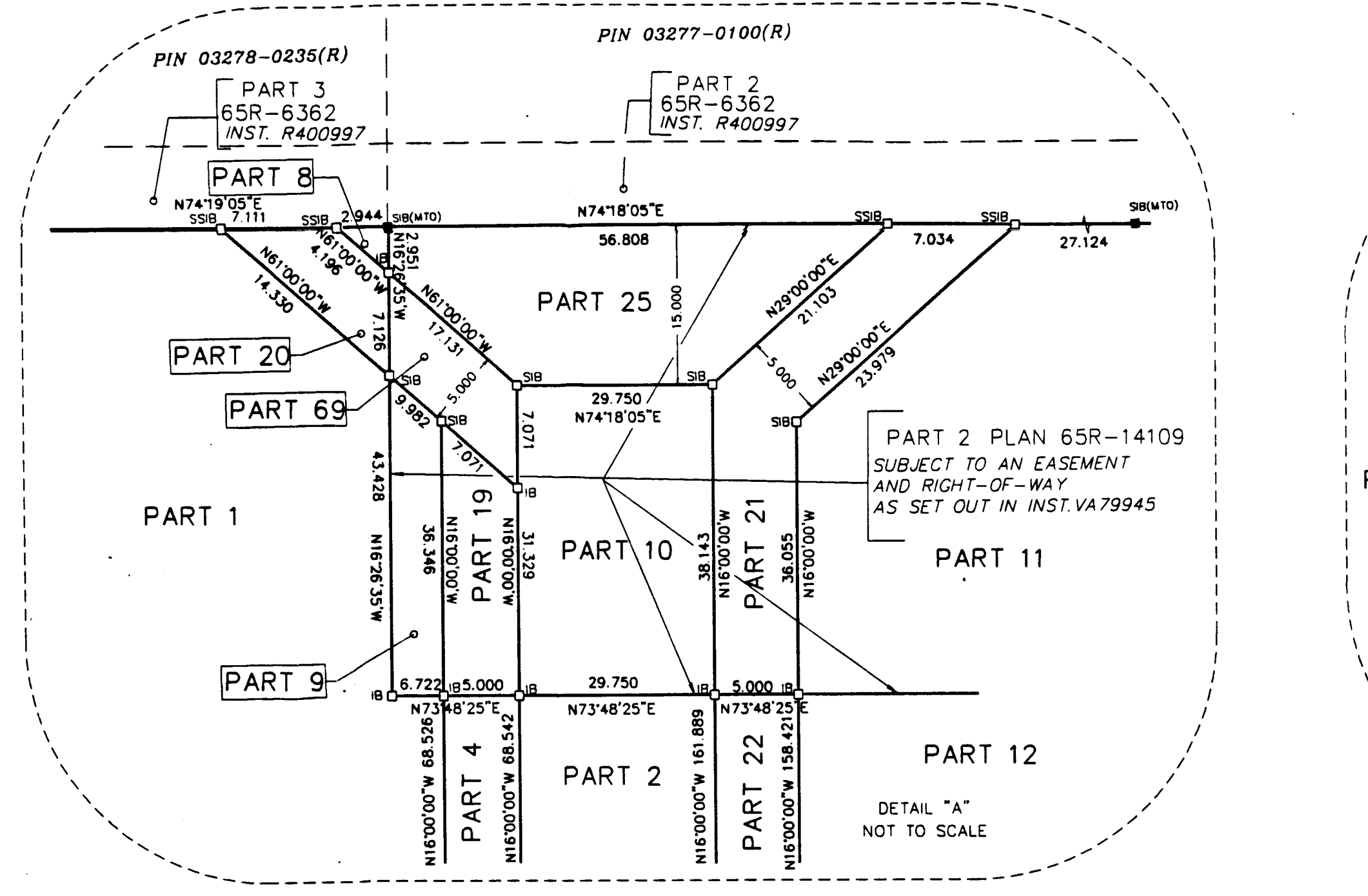
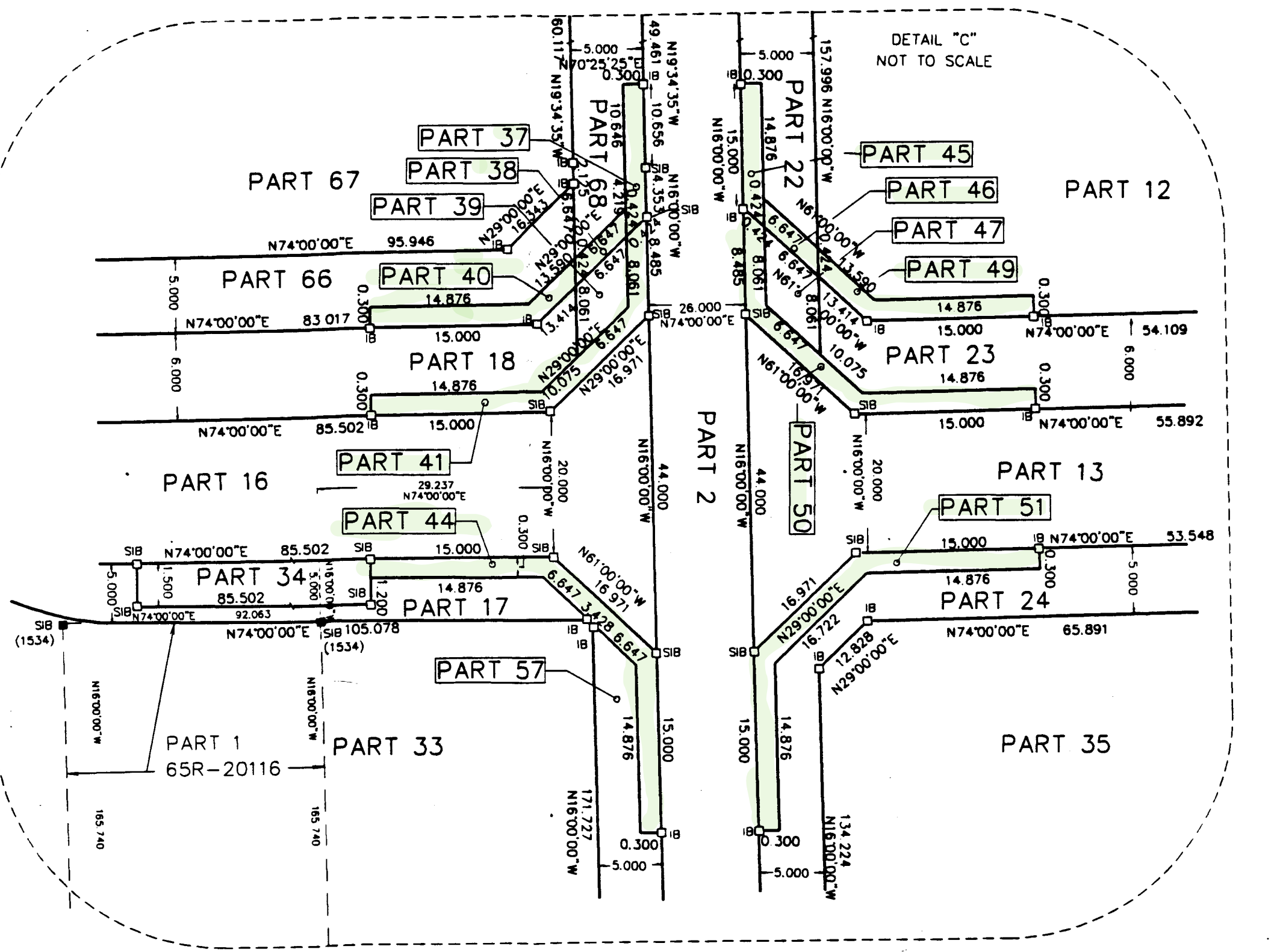
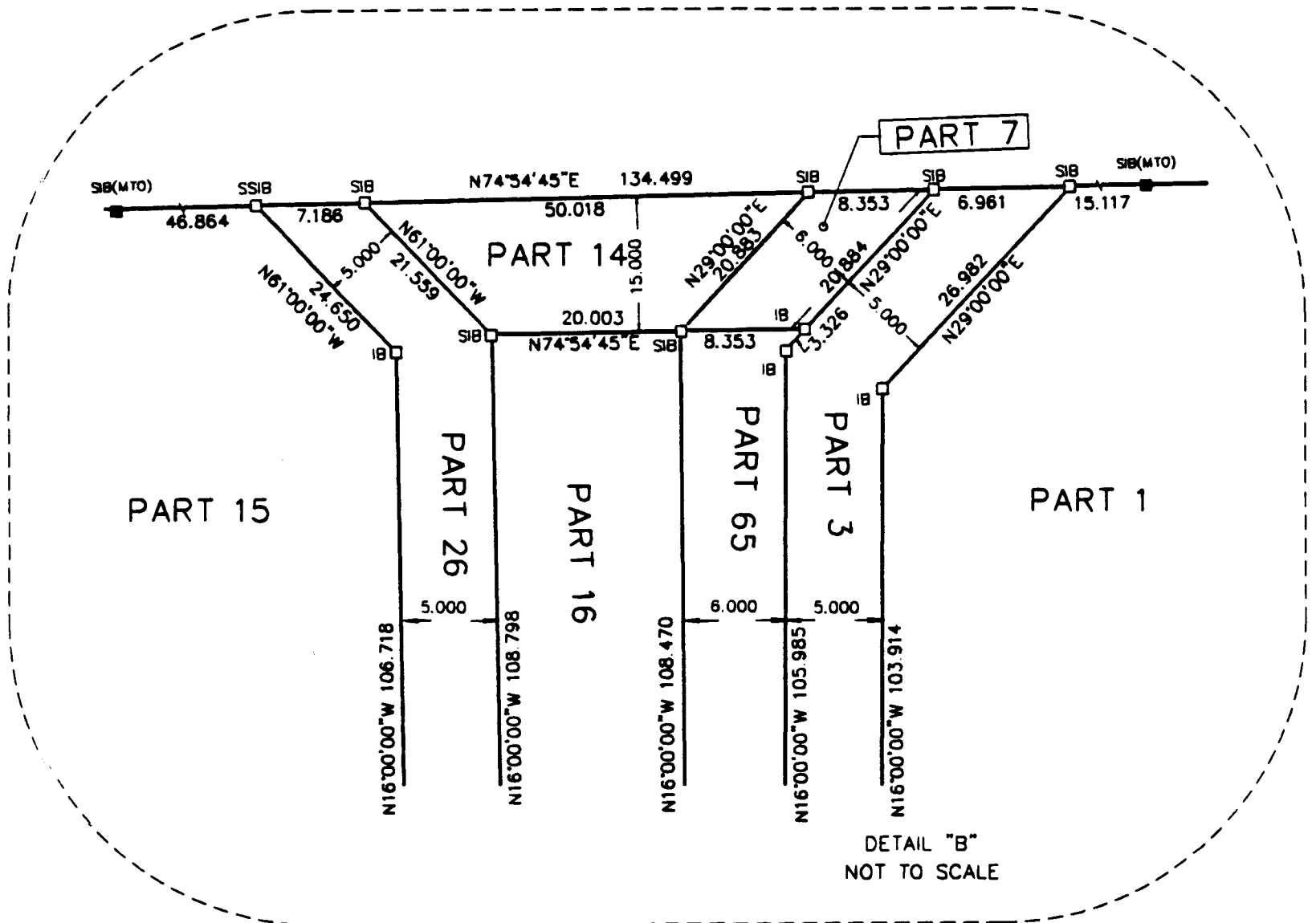
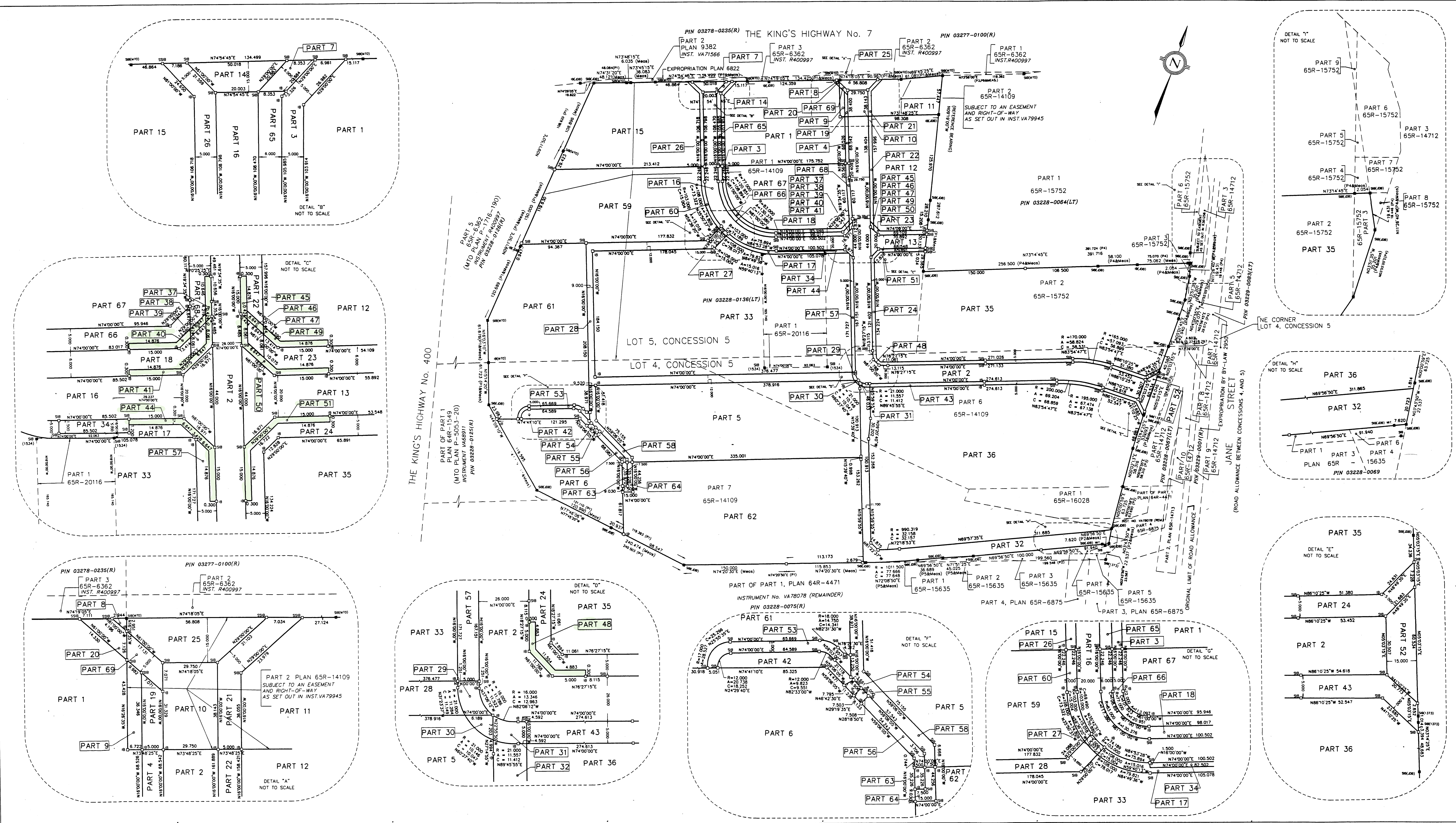
LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
P1 DENOTES IRON BAR
P2 DENOTES 65R-18028
P3 DENOTES 65R-14109
P4 DENOTES 65R-14112
P5 DENOTES 65R-15752
P6 DENOTES 65R-15635
(1373) DENOTES DAVID J. NORRIS, O.L.S.
JOB DENOTES J.D. BARNES, O.L.S.
MTO DENOTES MINISTRY OF TRANSPORTATION ONTARIO
MEAS. DENOTES MEASURED

NOTE: PLAN 65R-15084 NOT SHOWN (NO ACTION)

SURVEYORS CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE LAND TITLES ACT, THE SURVEYORS ACT, THE SURVEYORS ACT,
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 15, 1998
DATE: JUNE 16, 1998
Douglas E. Hunt
Ontario Land Surveyor

SURVEYING MAPPING
LAND INFORMATION SERVICES
HUNT SURVEYS INC.
13-A West Beaver Street, Unit 207
Richmond Hill, Ontario
L4B 3P2
Telephone: (905) 704-8759
Fax: (905) 704-8812
DRAWN BY: L.V. CHECKED BY: D.E.H. REFERENCE NO.: 4409ppm
REVISED:



I REQUIRE THIS PLAN
TO BE DEPOSITED UNDER THE
LAND TITLES ACT.
DATE February 27, 2023
Kevin Ertl
ONTARIO LAND SURVEYOR

PLAN OF SURVEY
PART OF LOT 5, CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:500 metres
0 5 10 20 30 40

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM THE CONTROL POINTS 105090130
AND 105070045, UTM ZONE 17, NAD83 (ORIGINAL).
FOR BEARING COMPARISONS, A ROTATION OF 1'02'05" COUNTER-CLOCKWISE
WOULD BE APPLIED TO GROUND BEARINGS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.99974039.

INTEGRATION DATA:

SPECIFIED CONTROL POINTS (SCPs):
UTM ZONE 17, NAD83 (ORIGINAL).
COORDINATE VALUES ARE TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10

POINT I.D.	NORTHING	EASTING
HCM 105090130	4850380.285	618063.750
HCM 105070045	4849288.997	618798.974

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

COORDINATES

POINT I.D.	NORTHING	EASTING
A	4849630.13	618245.27
B	4849668.98	618020.58

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - CP DENOTES CONCRETE PIN
 - IB DENOTES IRON BAR
 - MEAS. DENOTES MEASURE
 - P DENOTES PLAN 65R-20291
 - P1 DENOTES PLAN 65R-38717
 - P2 DENOTES PLAN 65R-24974
 - 1534 DENOTES DOUGLAS E. HUNT, O.L.S.

ALL SURVEY MONUMENTS FOUND ARE 1534 DOUGLAS E. HUNT
UNLESS OTHERWISE NOTED.
ALL SURVEY MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED.

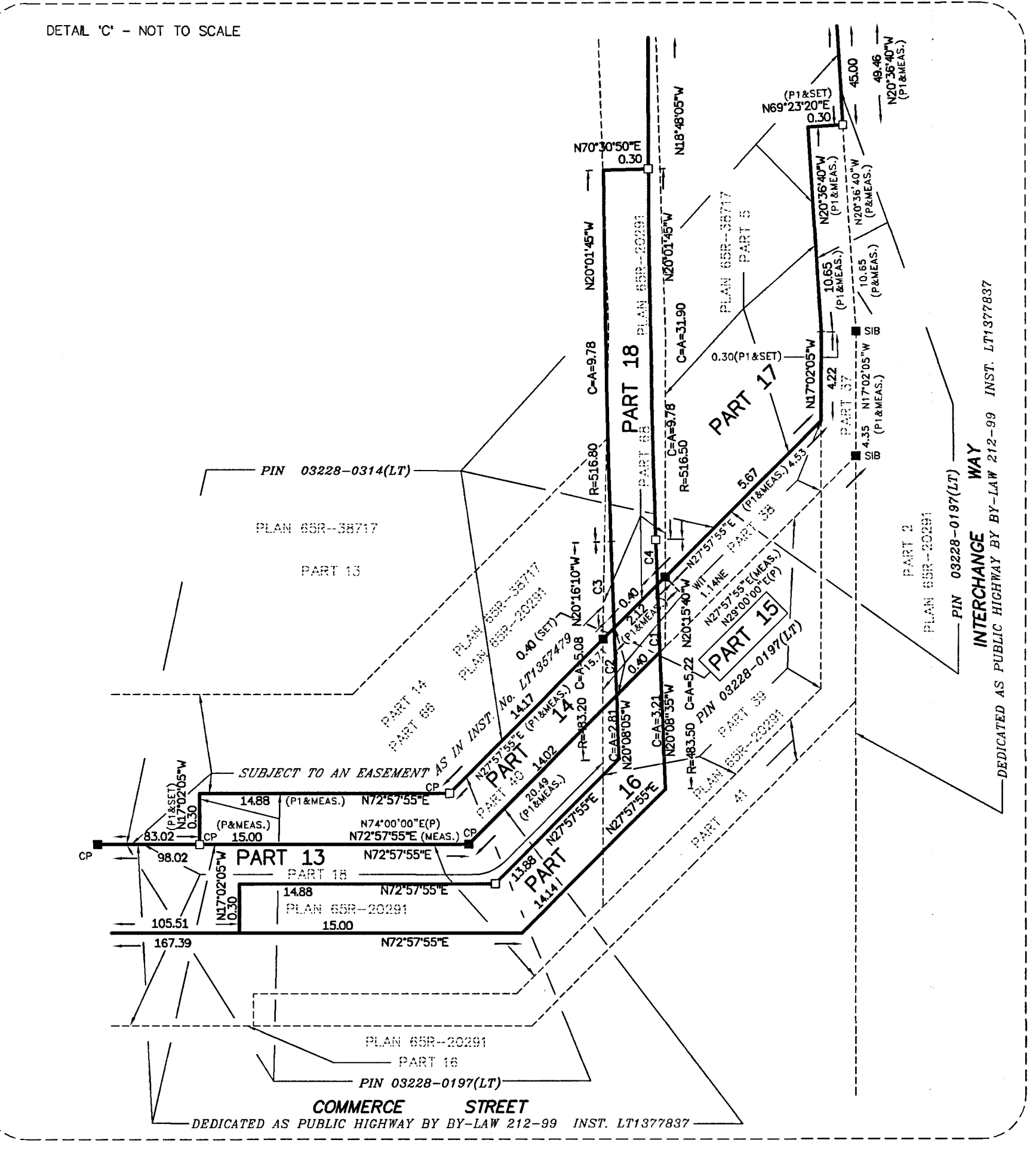
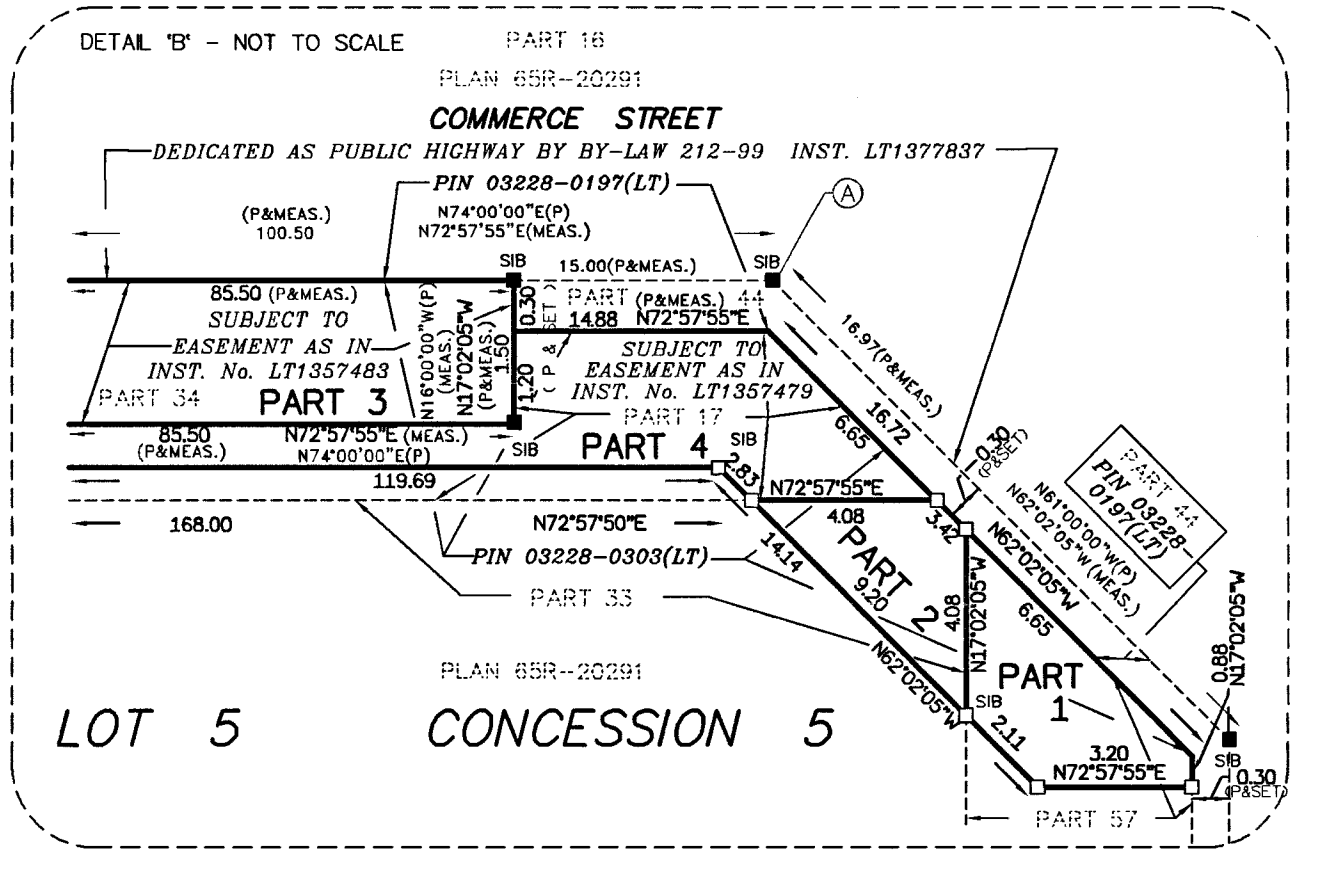
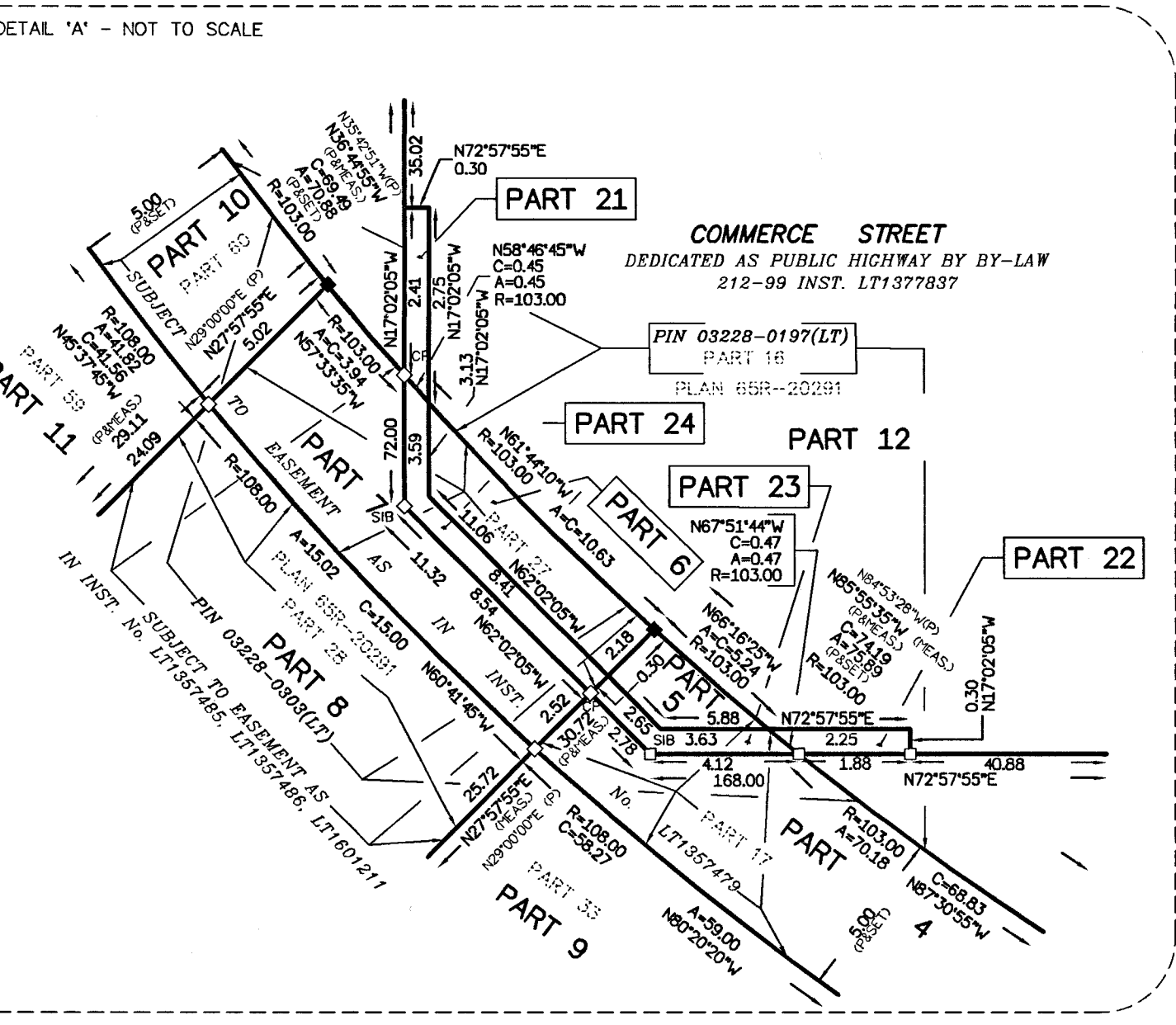
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 27, 2022.
DATE: FEBRUARY 27, 2023 *Kevin Ertl*
ONTARIO LAND SURVEYOR

THIS PLAN OF SUBDIVISION RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2178693



PARTS (Shaded)	PART OF LOT	CONCESSION	PART OF PIN	AREA (M ²)
1				14
2				18
3				128
4				530
5				9
6				20
7				52
8				520
9				1215
10				255
11				533
12				852
13				905
14				9
15				0.1
16				10
17				221
18				4
19				46
20				13
21				1
22				2
23				2
24				4

PART 12, 13, 16, 21 AND 22 ARE PART OF COMMERCE STREET, DEDICATED BY BY-LAW 212-99, INST. L71377837
PART 3 IS SUBJECT TO AN EASEMENT AS IN INST. No. L11357483.
PARTS 4, 5, 6, 7, 10, 20, 23 AND 24 ARE SUBJECT TO AN EASEMENT AS IN INST. No. L11357479.
PARTS 6, 7, 8 AND 24 ARE SUBJECT TO EASEMENTS AS IN INST. Nos. L11357485, L11357486 AND L11357421.



Curve Table

Curve #	Radius	Arc	Chord	Bearing
C1	483.50	0.40	0.40	N20°21'28"W
C2	483.20	0.40	0.40	N20°19'34"W
C3	483.20	1.88	1.88	N20°27'40"W
C4	483.50	1.61	1.61	N20°28'37"W

