

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 038-2024**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

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

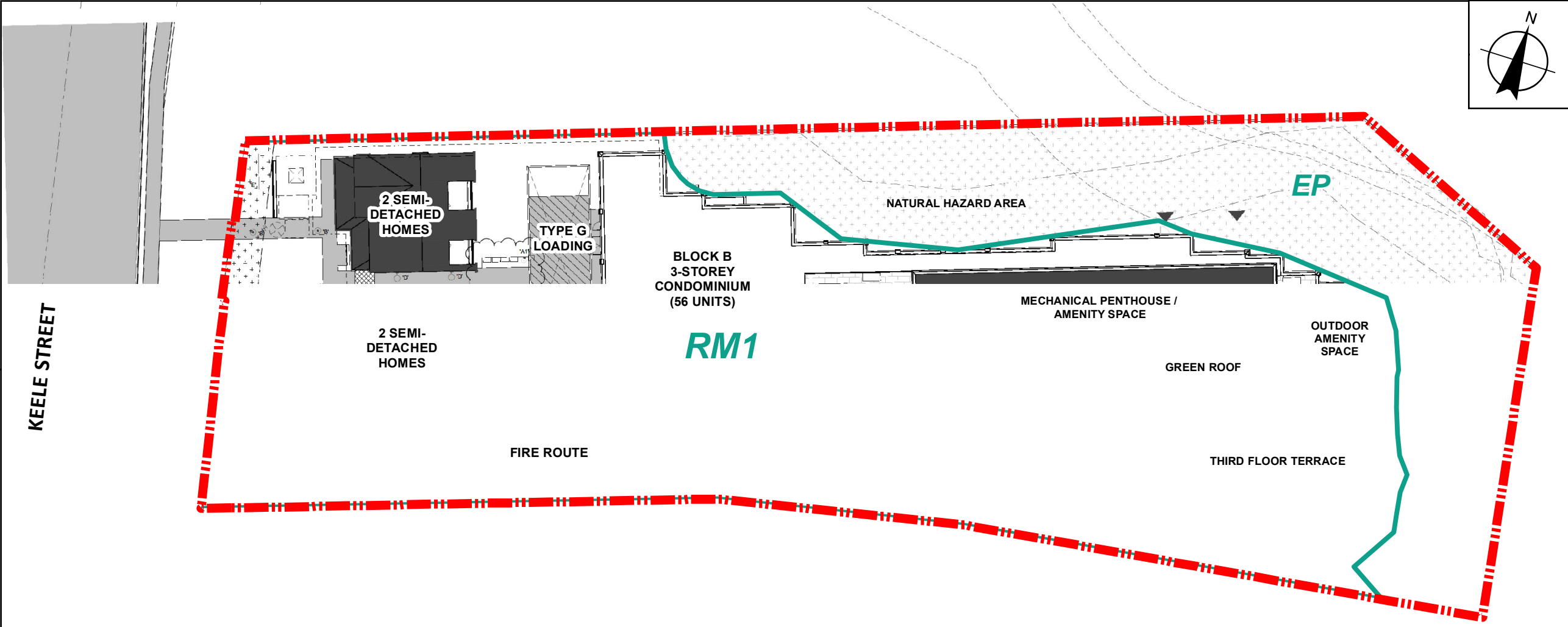
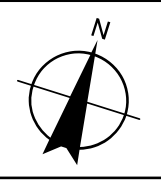
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Deleting Subsection 14.1140.01 1. a) in Exception 14.1140.1 and replacing it with the word “Deleted”.
  - b) Deleting Figure E-1713 in Exception 14.1140 and replacing it with Figure E-1713 attached hereto as Schedule ‘1’.
  - c) Deleting Map 148 in Schedule A and substituting therefor Map 148 attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule ‘1’ attached hereto, and effectively zoning the Subject Lands RM1 Multiple Unit Residential Zone and EP Environmental Protection Zone.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 21st day of February, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 20, 2023.  
City Council voted in favour of this by-law on February 21, 2024.  
Approved by Mayoral Decision MDC 002-2024 dated February 21, 2024.  
**Effective Date of By-Law: February 21, 2024**



KEELE STREET

2 SEMI-DETACHED HOMES

TYPE G LOADING

BLOCK B 3-STOREY CONDOMINIUM (56 UNITS)

NATURAL HAZARD AREA

MECHANICAL PENTHOUSE / AMENITY SPACE

EP

2 SEMI-DETACHED HOMES

RM1

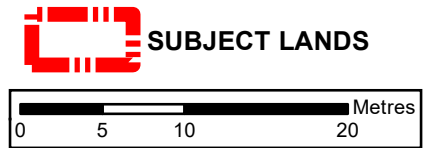
FIRE ROUTE

GREEN ROOF

OUTDOOR AMENITY SPACE

THIRD FLOOR TERRACE

THIS IS SCHEDULE 'E- 1' TO BY-LAW 001-2021  
 SECTION 14.1140



FILE: Z.23.027  
 RELATED FILES: DA.20.058, Z.20.035  
 LOCATION: Part of Lot 17, Concession 3  
 APPLICANT: 2706640 Ontario Inc.  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 00000-2024  
 PASSED THE 0000 W DAY OF THE 0000 D 0000, 2024

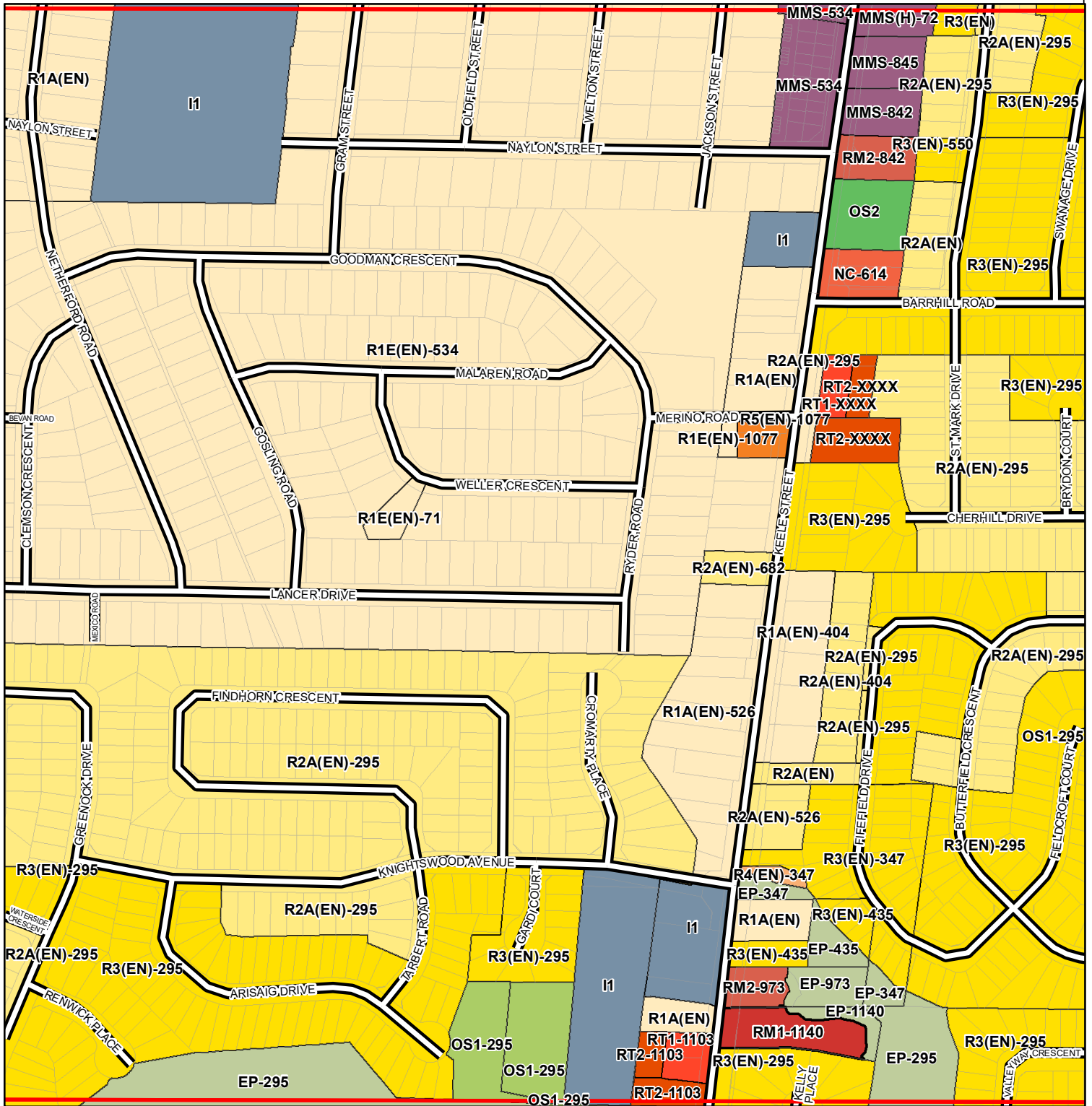
SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 148



### Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

### Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

### Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

### Mixed-Use Zones

- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

### Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132
110	111	112	113	114

1:5,000  
January, 2024

THIS IS SCHEDULE '2'  
TO BY-LAW 038-2024  
PASSED THE 21st DAY OF February, 2024

FILE: Z.23.027

RELATED FILES: DA.20.058, Z.20.035

LOCATION: Part of Lot 17, Concession 3

APPLICANT: 2706640 Ontario Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

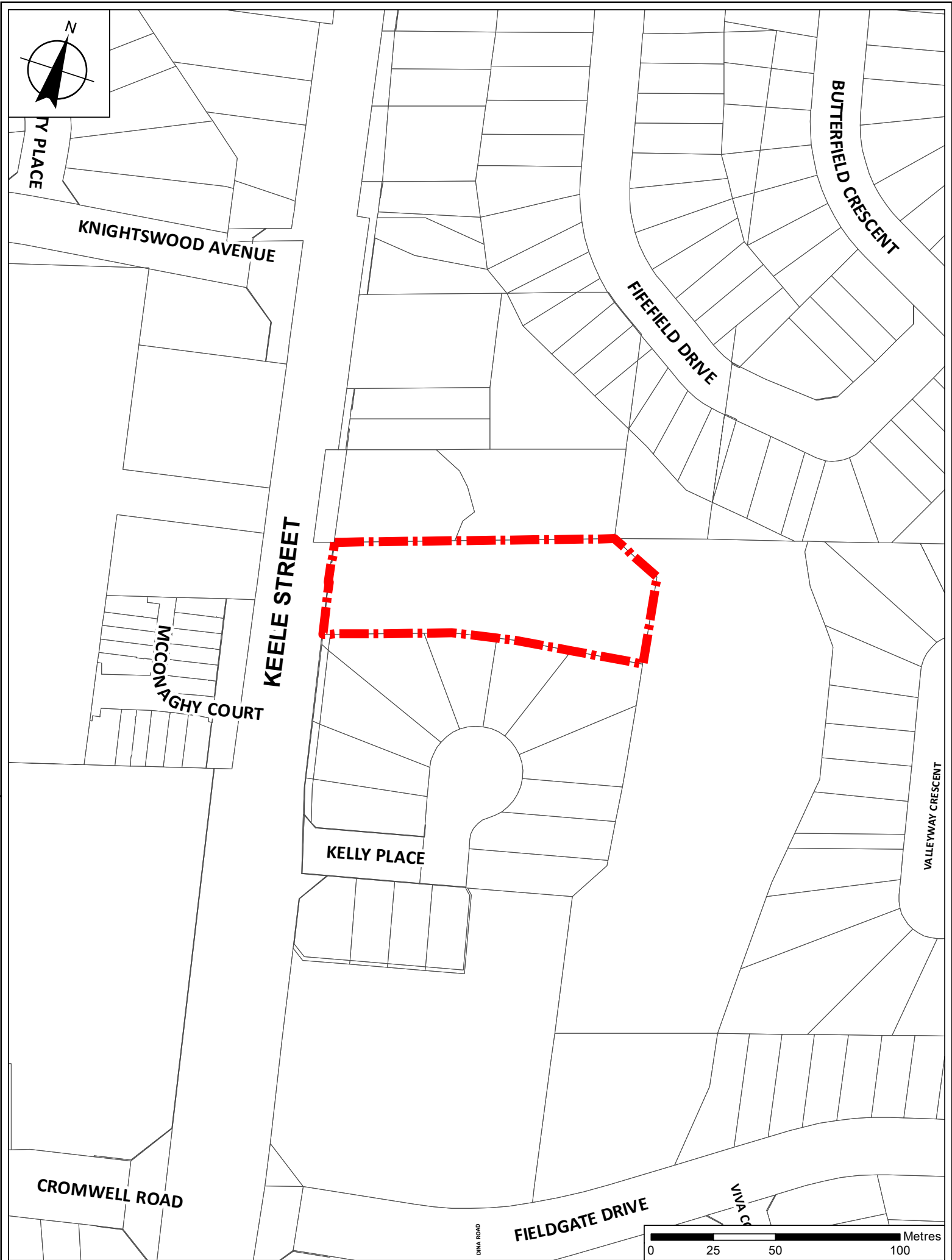
CLERK

## **SUMMARY TO BY-LAW 038-2024**

The lands subject to this By-law are located 9575 Keele Street, being Lot 165 on Plan 65M-2433, Concession 3, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned “RM2 Residential Multiple Zone” and “OS1 Open Space Zone”, to facilitate the development of two semi-detached dwellings (4 units) and a three-storey apartment building (56 units) with one level of underground parking. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 088-2023, until such time that Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy. The Engineering Department has confirmed that allocation for the subject lands is available. On December 12, 2023, Council adopted a resolution allocating sewage and water capacity for Site Development Application (File DA.20.058) and therefore, the Holding Symbol “(H)” can be removed.

Please note that By-law 001-2021 was amended by By-law 087-2023 and further amended by By-law 123-2023 which changed the E-Schedule numbering from E-1697 to E-1713.



## LOCATION MAP TO BY-LAW 038-2024

**FILE:** Z.23.027

**RELATED FILES:** DA.20.058, Z.20.035

**LOCATION:** Part of Lot 17, Concession 3

**APPLICANT:** 2706440 Ontario Inc.

**CITY OF VAUGHAN**



**Subject Lands**