

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 168-2014

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 102-2012.

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 5B and substituting therefor the Key Map 5B attached hereto as Schedule "2", thereby removing the Holding Symbol "(H)" on a portion of the lands shown as "Subject Lands" on Schedule "1"; and effectively zoning the Subject Lands, C9 (H) Corporate Centre Zone and C9 Corporate Centre Zone.
 - b) Adding Schedule "E-249A" attached hereto as Schedule "1".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 9th day of December, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 168-2014

The lands subject to this By-law are located on the north east corner of Weston Road and Regional Road 7, municipally known as 7777 Weston Road, in Lot 6, Concession 5, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol "(H)" from a portion of the subject lands, which are zoned C9(H) Corporate Centre Zone, to facilitate the development of a mixed-use building consisting of 783 residential units and commercial uses. The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 102-2012, until such time that the following conditions are fulfilled:

- a) a Site Development Application, in accordance with Section 41 of the Planning Act, be approved by Vaughan Council;
- b) water supply and sewage servicing capacity has been identified and allocated to the Subject Lands by the City of Vaughan;
- c) the Owner shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC), the proof of which requires two (2) documents, a hard copy of the RSC signed by a Qualified Person and the Acknowledgement Form from the Ministry of Environment (MOE). The complete Environmental Site Assessment (ESA) will include the ESA Phase 2, which will determine the requirement for an ESA Phase 3 (a Remediation Plan), and the subsequent Remediation Plan Implementation Report. The approval of a Site Development Application will be conditional on, if required, the review and approval of the Remediation Plan. However, the review and approval of the Remediation Plan Implementation Report and the RSC is a condition of Site Plan approval and is required prior to the issuance of any Building Permit; and,
- d) The City Solicitor, in consultation with the Commissioner of Planning and the Commissioner of Engineering and Public Works, shall be satisfied that access to Regional Road 7 for the Subject Lands has been secured between the Owner of the Subject Lands and the Owner of the lands to the immediate East, or suitable alternative arrangements are in place.

The site plan was approved by Vaughan Council on March 18, 2014 with the resolution that the Subject Lands are allocated for water and sewage capacity for a maximum of 800 units. The Record of Site Condition has been filed with the Ministry of Environment (MOE) and the Acknowledgement from the MOE has been satisfactorily received by the City of Vaughan. On November 14, 2012, the Owner and the Owner of the lands to the east have executed a private agreement that secures the shared access from Regional Road 7 between the two land owners. All four conditions of the removal of the "(H)" have been fulfilled on the southerly portion of the Subject Lands. Therefore, the Holding Symbol "(H)" can be removed only from the area shown on Schedule "1" of this by-law.