

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 172-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 144-2019.**

**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 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 2D and substituting therefor Key Map 2D attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1616”, and effectively zoning the Subject Lands RA3 Apartment Residential Zone, OS5 Open Space Environmental Protection Zone, and RM2 Multiple Residential Zone in the manner shown on Schedule “1”.
  - b) Deleting Part “A” to Exception 9(1485), and substituting therefor with the word “Deleted”, thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(1485).
  - c) Deleting Part “B” to Exception 9(1485), and substituting therefor with the word “Deleted”, thereby deleting reference to the Holding Symbol “(H)” in

the said Exception 9(1485).

- d) Deleting Schedule "E-1616" and substituting therefor Schedule "E-1616" 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.

Voted in favour by City of Vaughan Council this 29th day of October 2024.

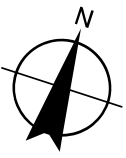
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Steven Del Duca, Mayor

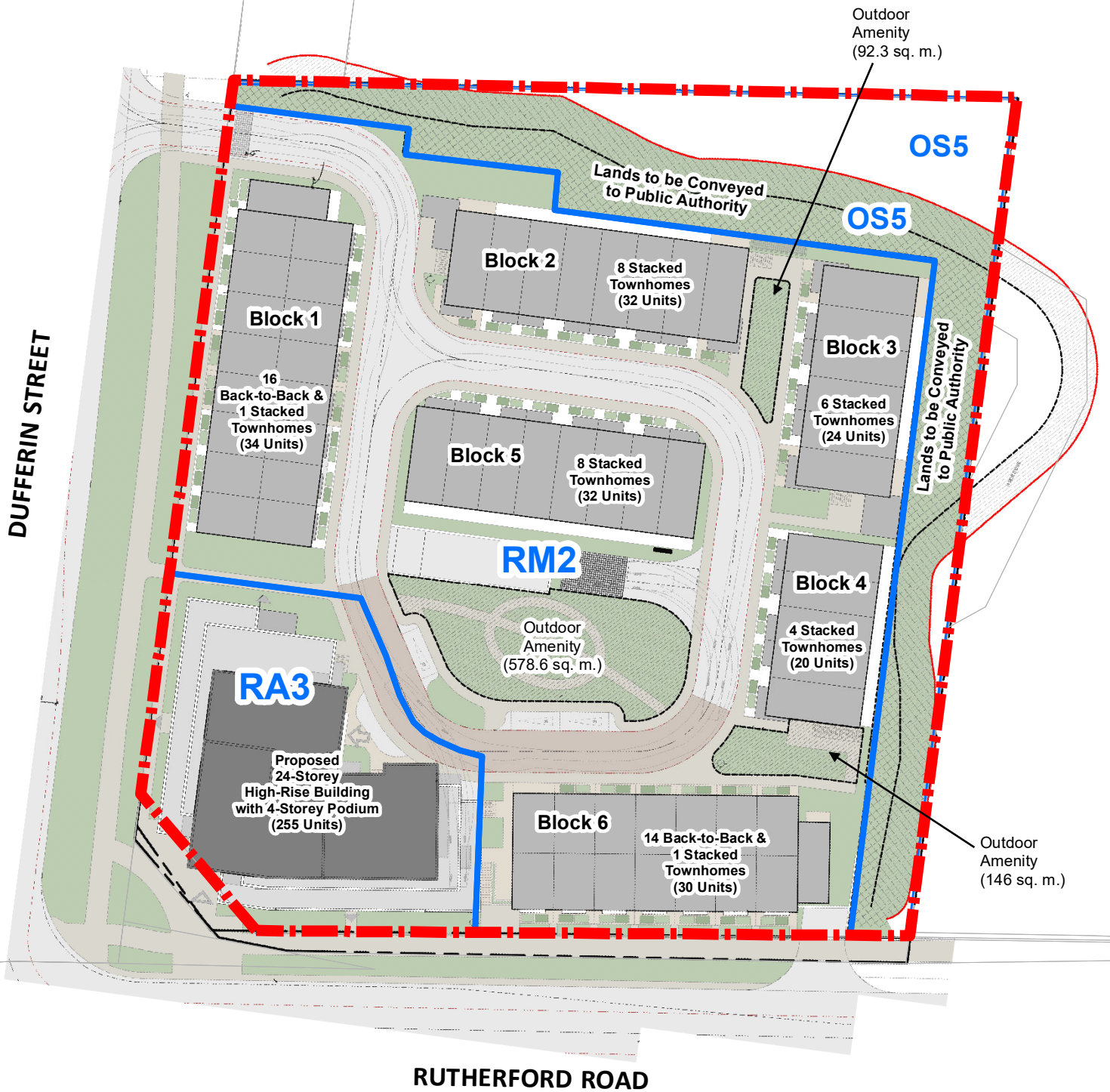
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Todd Coles, City Clerk

Authorized by Item No.7 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 2, 2019.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**



DUFFERIN STREET

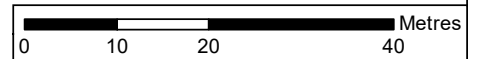


RUTHERFORD ROAD

THIS IS SCHEDULE 'E-1616'  
TO BY-LAW 1-88  
SECTION 9(1485)



Subject Lands



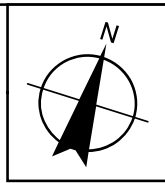
This is Schedule '1'  
To By-Law 172 -2024  
Passed the 29th Day of October, 2024

File: Z.23.021  
Location: 1176 Rutherford Road  
Part of Lot 16, Concession 2  
Applicant: Norstar Building Corporation  
City of Vaughan

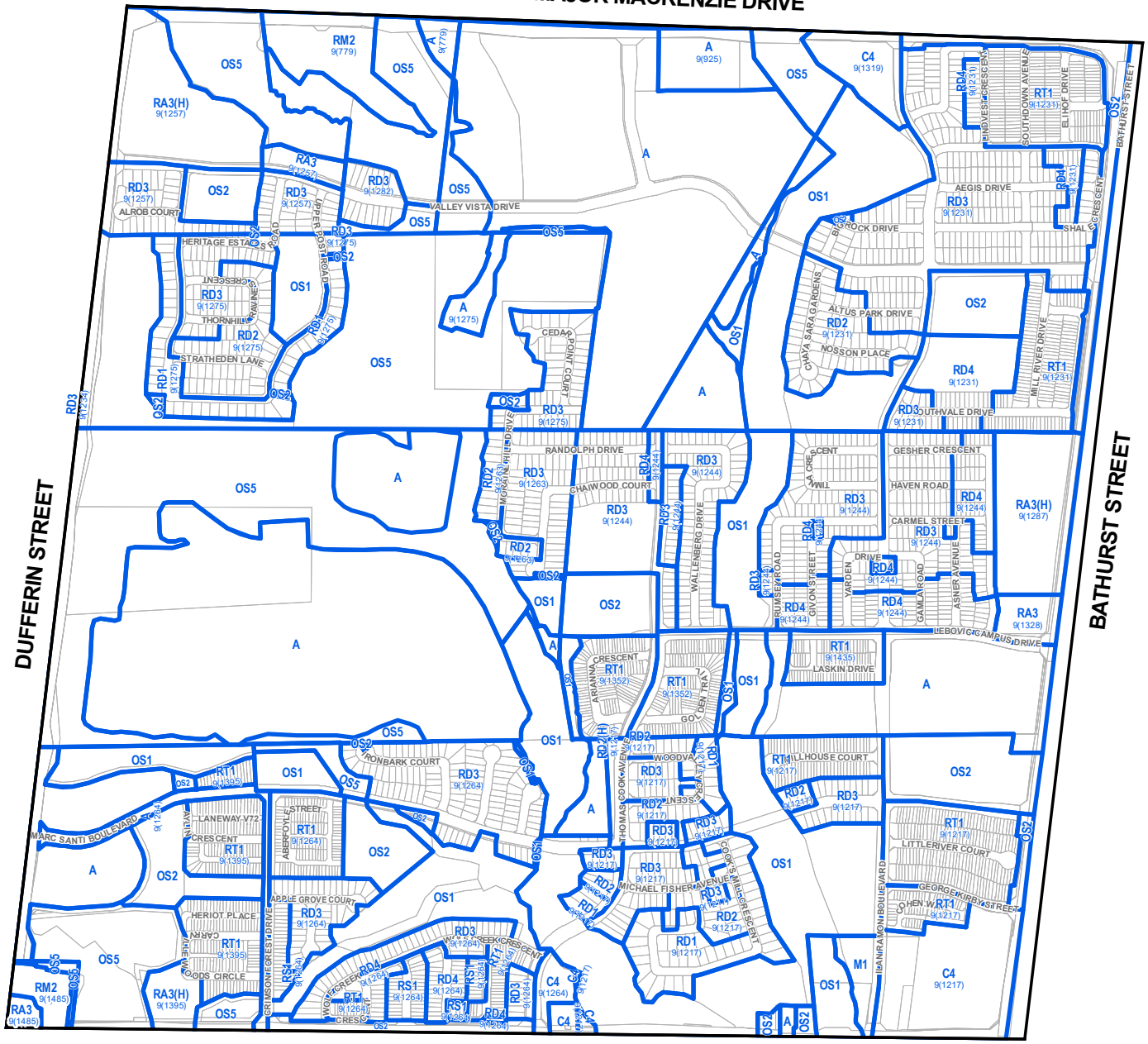
SIGNING OFFICERS

MAYOR

CLERK

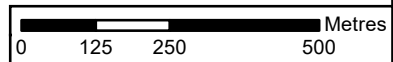


MAJOR MACKENZIE DRIVE



RUTHERFORD ROAD

**Key Map 2D**  
**By-Law No. 1-88**



This is Schedule '2'  
To By-Law 172-2024  
Passed the 29th Day October, 2024

**File:** Z.23.021  
**Location:** 1176 Rutherford Road  
Part of Lot 16, Concession 2  
**Applicant:** Norstar Building Corporation  
**City of Vaughan**

**SIGNING OFFICERS**  
  
\_\_\_\_\_  
**MAYOR**  
  
\_\_\_\_\_  
**CLERK**

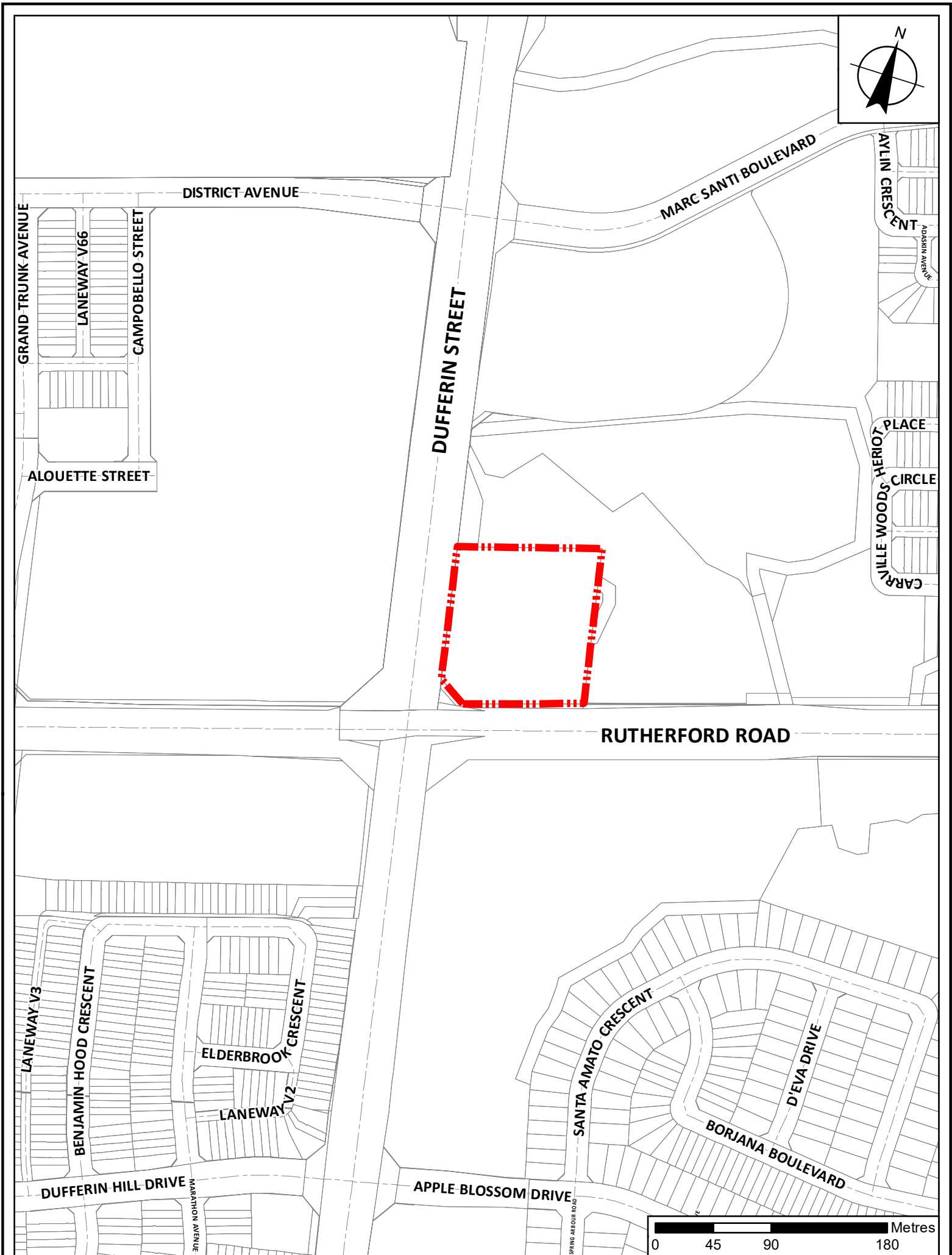
## **SUMMARY TO BY-LAW 172-2024**

The lands subject to this By-law are located on the northeast corner of Dufferin Street and Rutherford Road, being municipally known as 1176 Rutherford Road, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned RA3(H) Apartment Residential Zone with Holding Symbol “(H)”, RM2(H) Multiple Residential Zone with Holding Symbol “(H)”, and OS5 Open Space Environmental Protection Zone, subject to site-specific Exception 9(1485), to facilitate the development of a 24-storey residential apartment building, six blocks of back-to-back and stacked townhouse dwellings, which are served by a private condominium common element road.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 144-2019, until such time that the Owner shall enter into a Development Agreement registered against the Subject Lands to the satisfaction of the City, while resolving the following matter: the Owner shall undertake further assessment of the City’s existing downstream sanitary sewer system to verify the findings of the theoretical analysis, the Owner shall enter into a Block 11 Developer’s Group Agreement, and the Owner shall submit a letter from the Block 11 Developer’s Group (Block 11 Properties inc. – Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer’s Group Cost Sharing Agreement.

The Owner has entered into a Development Agreement with the Development Engineering Department which has been registered against the Subject Lands to the satisfaction of the City. The Owner has entered into a Cost Sharing Contribution Agreement with Block 11 Properties Inc. in June 2022, which included a breakdown of costs the Owner was required to pay to the Block 11 Developer’s Group. The Block 11 Developers Group provided a clearance letter, dated June 17, 2022, and addressed to the City confirming receipt of payment and the fulfilment of obligations of the Cost Sharing Agreement for the Owner. Therefore, the Holding Symbol “H” can be removed.



## Location Map To By-Law 172-2024

**File:** Z.23.021

**Location:** 1176 Rutherford Road

Part of Lot 16, Concession 2

**Applicant:** Norstar Building Corporation

**City of Vaughan**



Subject Lands