

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 086-2025**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 143-2018, 096-2021 and 218-2022.**

**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:

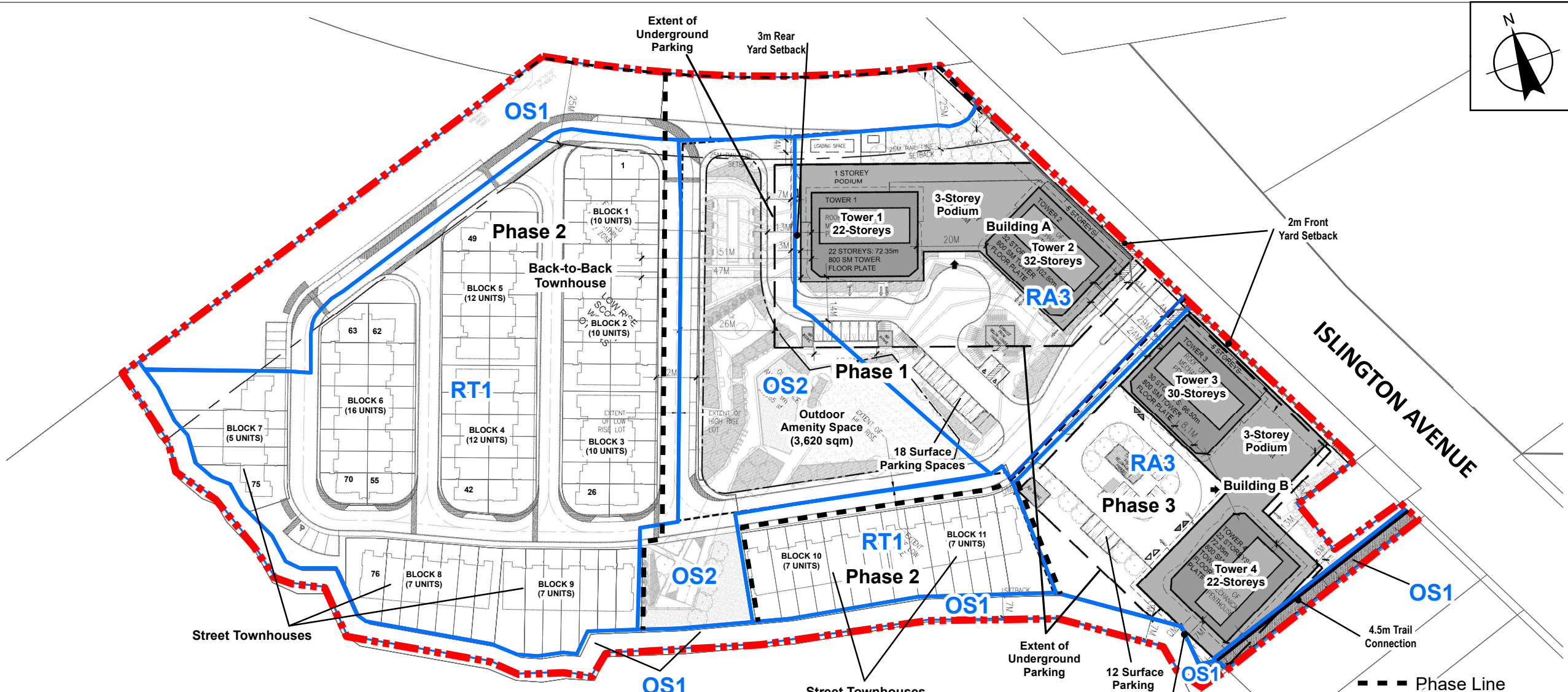
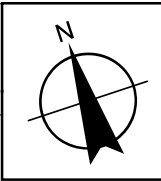
1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Part “B” to Exception 9(1323), thereby deleting reference to the Holding Symbol “(H)” in the said Exception 9(1323).
  - b) Deleting Schedules “E-1451” and substituting therefor Schedule “E-1451” attached hereto as Schedule “1”, thereby deleting the Holding Symbol “(H)”.
  - c) Deleting Key Map 7A and substituting therefor Key Map 7A attached hereto as Schedule “2”, thereby removing the Holding Symbol (H) on the lands shown as Subject Lands on Schedule E-1451, and effectively zoning the Subject Lands RA3 – Apartment Residential 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 25<sup>th</sup> day of March, 2025.

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

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

Authorized by Item No. 46 of Report No. 21 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 19, 2018.  
City Council voted in favour of this by-law on March 25, 2025.  
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.  
**Effective Date of By-Law: March 25, 2025**



THIS IS SCHEDULE 'E-1451'  
 TO BY-LAW 1-88  
 SECTION 9(1323)

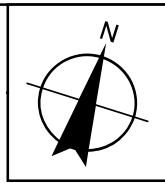
**File:** Z.23.007 **Related Files:** OP.19.013,  
 Z.19.035, DA.20.007, DA.18.015, 19T-17V006  
**Location:** Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691  
**Applicant:** Primont (SXS2) Inc.  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 086-2025  
 Passed the 25th Day of March, 2025

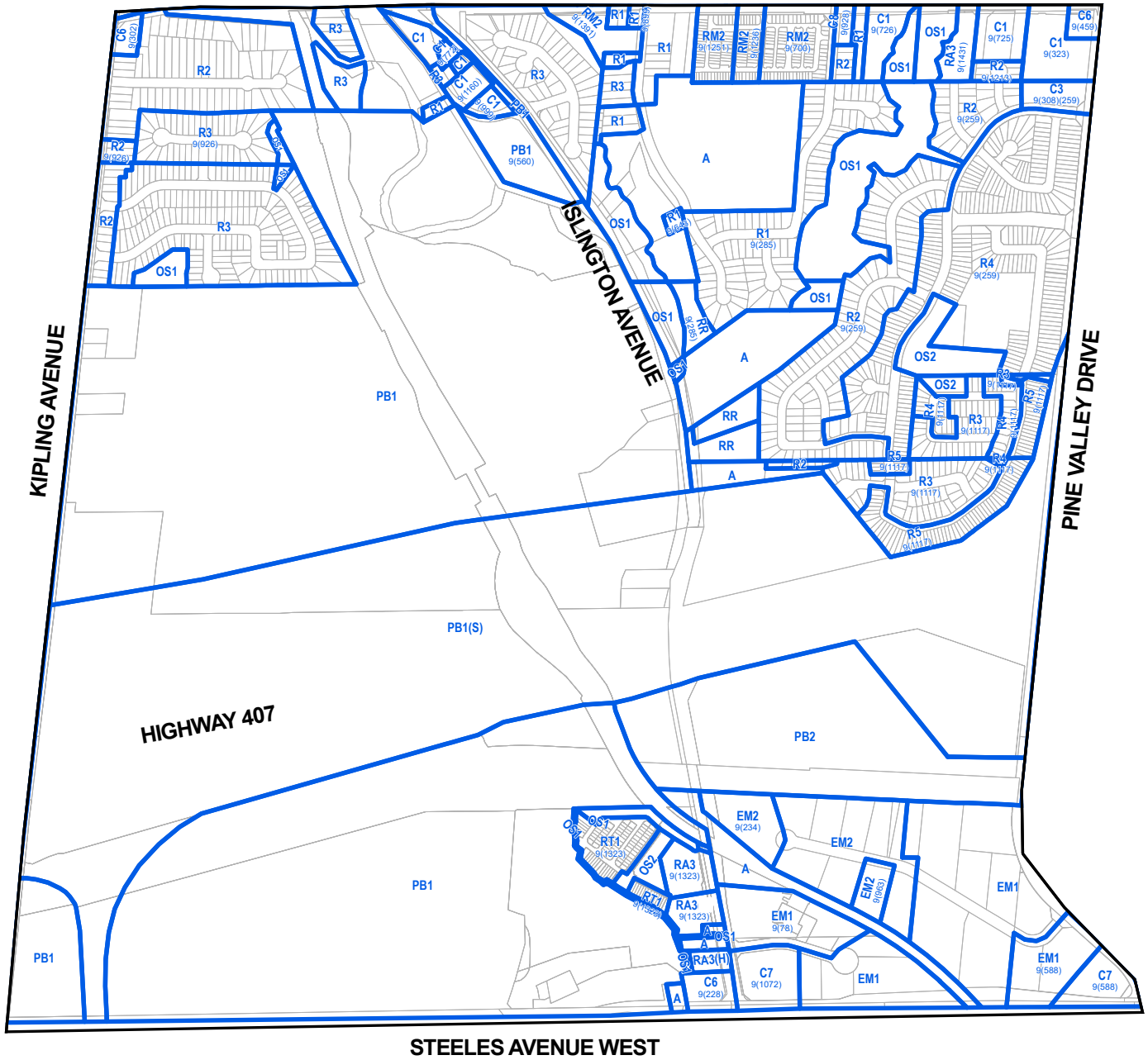
Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk



HIGHWAY 7



KIPLING AVENUE

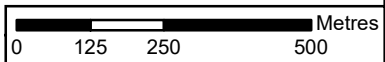
SLINGSON AVENUE

PINE VALLEY DRIVE

HIGHWAY 407

STEELES AVENUE WEST

**KEY MAP 7A**  
**BY-LAW NO. 1-88**



This is Schedule '2'  
To By-Law 086-2025  
Passed the 25th Day of March, 2025

**File:** Z.23.007  
**Related Files:** OP.19.013, Z.19.035,  
Z.22.016, DA.22.066, DA.20.007, DA.18.015, 19T-17V006  
**Location:** Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691  
**Applicant:** Primont (SXS2) Inc.  
**City of Vaughan**

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 086-2025**

The lands subject to this By-law are located west of Islington Road, north of Steeles Avenue West, and municipally known as 7 and 11 Flavelle Trail 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 the Holding Symbol "(H)", subject to Exception 9(1323), to facilitate the development of one (1) residential apartment building (identified as Building B) consisting of Tower 3 – 31 storeys and Tower 4 – 23 storeys connected by a 3-storey podium. The subject lands were originally zoned with the Holding Symbol "(H)" by Zoning By-law 143-2018, until such time that the following conditions in Part "B" to Exception 9(1323) were satisfied:

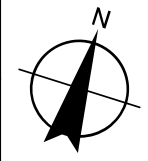
- i. The Owner shall submit a Ministry of Environment and Climate Change (the "MOECC") Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
- ii. The Owner Shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA");
- iii. Water and sanitary servicing capacity shall be identified on the Phase 2 portion of the Subject Lands, as shown on Schedule "E-1451" zoned "RA3(H) Apartment Residential Zone" and allocated by Vaughan Council;
- iv. The Owner shall enter into a formal Agreement with the City of Vaughan to dedicate the remaining portion of the unencumbered trail connection (if any) to the City at an agreed point in time for the portion of the lands zoned "RA3(H) Apartment Residential Zone" only, to the satisfaction of the City; and
- v. That the sanitary sewer connection is resolved to the satisfaction of the City and a Subdivision Agreement has been executed following approval of the Draft Plan of Subdivision, to satisfy all conditions, financial or otherwise from the City, specifically: the construction of all proposed municipal infrastructure, including the sanitary service connection; storm servicing; watermain; and access and consideration for future operation and maintenance of the deep services located in the valleylands system. Said agreement may also be subject to approval from York Region and the Toronto and Region Conservation Authority, and further conditions of approval from external review agencies.

The Vaughan Development Engineering Department has no objection to the removal of the Holding Symbol "(H)" as the conditions relating to the submission and registration of the required RSC, the resolving of the proposed water and sanitary sewer extension in consultation with York Region, and the execution of the Subdivision Agreement following approval of the Draft Plan of Subdivision have been satisfied.

The TRCA has confirmed that conditions relating to the detailed design of the development have been satisfied and have no objection to the removal of the Holding Symbol "(H)".

On March 25, 2025, Vaughan Council adopted a resolution for the allocation of water and sewage servicing capacity on the Subject Lands zoned RA3 Apartment Residential Zone.

The Vaughan Parks Infrastructure Planning and Development Department has no objection to the removal of the Holding Symbol "(H)" as the condition relating to the dedication of the remaining portion of the unencumbered trail connection to the City for the portion of the lands zoned RA3(H) Apartment Residential Zone will be secured through the registration of Draft Plan of Subdivision 19T-17V006.



HIGHWAY 407

BATISTE HEIGHTS

CHIFFON STREET

DANDARA GATE

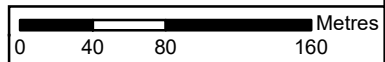
FLAVELLE TRAIL

ISLINGTON AVENUE

VINYL COURT

FRIULI COURT

STEELES AVENUE WEST



# Location Map To By-Law 086-2025

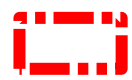
**File:** Z.23.007

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**Location:** Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691

**Applicant:** Primont (SXSW2) Inc.

**City of Vaughan**



**Subject Lands**