

**DATE:** September 27, 2022

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** COMMUNICATION – Council, September 28, 2022

By-law 216-2022  
Council, May 1, 2019, Item 3, Committee of the Whole, Report No. 14  
ADMINISTRATIVE CORRECTIONS TO BY-LAW 052-2019

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### **Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 052-2019 be amended by amending Section B. a) of Exception 9(1457) by adding Section aiii) with the following:
  - aiii) For the purposes of zoning conformity, the Lands identified as RM2 on Schedule E-1606 shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and easements or registrations that are granted.

### **Background**

On May 21, 2019, Council enacted By-law 052-2019, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three apartment buildings (12, 15 and 18-storeys with at-grade retail), and 22 townhouse blocks (consisting of stacked, back-to-back, and traditional units) on the lands known as Block 2 in the vicinity of Interchange Way and Jane Street.

The Subject Lands are envisioned to have multiple condominium corporation tenures, which will result in the creation of multiple lot lines. The administrative correction to By-law 052-2019 seeks to correct a reference error with respect to the definition of “Lot”. The administrative correction provides a technical clarification to the definition of “Lot” which will deem the lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. To accommodate the future condominium boundaries, the technical clarification of the definition of a “Lot” is considered

appropriate and necessary for the purpose of zoning review. The administrative correction does not result in any deviation from the original intent of the Zoning By-law.

### **Conclusion**

The Deputy City Manager, Planning and Growth Management recommends that Council approve the administrative amendments to By-law 052-2019 as per Recommendation 1. This recommendation is in keeping with Council's original approval.

### **Prepared By**

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu

Deputy City Manager, Planning and Growth Management