



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 217-2022
Council, June 29, 2020, Item 1, Committee of the Whole, Report No. 22
ADMINISTRATIVE CORRECTIONS TO BY-LAW 092-2020

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 092-2020 be amended by amending Section 1. a) of Exception 9(1500) by adding Section aii) which provides the following:
 - aii) For the purposes of zoning conformity, the Lands identified as C9 on Schedule E-1631 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 June 29, 2020, Council enacted By-law 092-2020, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of 4 towers (40, 46, 55 and 59-storeys), retail uses, a pedestrian mews and a privately owned-publicly accessible space (POPS), on the lands known as 3301 Highway 7 (Festival) in the vicinity of Highway 7 and Interchange Way.

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 092-2020 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-laws 092-2020 as per Recommendation 1. This recommendation is in keeping with Council’s original approval.

Prepared By

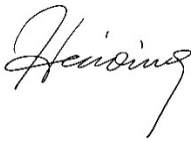
Matthew Peverini, VMC Senior Planner, ext. 3636

Natalie Wong, VMC Senior Planner, ext. 8866

Gaston Soucy, VMC Senior Manager, ext. 8266

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

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