



**C25  
COMMUNICATION  
COUNCIL – SEPTEMBER 28, 2022  
By-Law 225-2022**

**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 225-2022  
Council, June 28, 2022, Item 21, Committee of the Whole, Report No. 30  
ADMINISTRATIVE CORRECTION TO BY-LAW 147-2022

---

**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 147-2022 be amended by:
  - a) Amending Section 1. a) of Exception 9(1541) by adding Section n. which provides the following:

n. Subsection 2.0 respecting the Definition of Lot.
  - b) Amending Section 1. a) of Exception 9(1541) by adding Section ni) which provides the following:

nii) For the purposes of zoning conformity, the Lands identified as C9 on Schedule E-1672 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 28, 2022, Council enacted By-law 147-2022, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three apartment buildings (30, 40 and 50-storeys), retail uses, a pedestrian mews, and a POPS, on the lands known as Block 3 South in the vicinity of Highway 7 and Commerce 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

147-2022 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 147-2022 as per Recommendations 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, flowing script.

Haiqing Xu

Deputy City Manager, Planning and Growth Management