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COMMUNICATION
COUNCIL – NOVEMBER 29, 2022
By-Law 254-2022**

DATE: November 24, 2022
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: COMMUNICATION – Council, November 29, 2022

By-law 254-2022
Council, May 1, 2019, Item 3, Committee of the Whole, Report No. 14
ADMINISTRATIVE CORRECTION TO BY-LAW 052-2019 AND TO
RESCIND BY-LAW 216-2022

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 216-2022 be rescinded due to an administrative error;
2. That By-law 052-2019 be amended by amending Section B. a) of Exception 9(1475) by adding Section aiii) with the following:
 - a) 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

By-law 216-2022, which was intended to amend By-law 052-2019 shall be rescinded due to an inadvertent error referencing Exception 9(1457) instead of Exception 9(1475).

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 rescind By-law 216-2022 per Recommendation 1 and approve the administrative amendment to By-law 052-2019 as per Recommendation 2. This recommendation is in keeping with Council’s original approval.

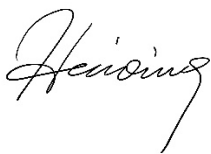
Prepared By

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management