

**DATE:** February 16, 2023

**TO:** Mayor and Members of Council

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

**RE:** COMMUNICATION – Council, February 22, 2023

By-law 018-2023  
Council, June 28, 2022 Item 10, Committee of the Whole, Report No. 27  
ADMINISTRATIVE CORRECTION TO BY-LAW 157-2022

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### **Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 157-2022 be amended by deleting Section A. a) of Exception 9(1473) in its entirety and replacing it with the following:
  - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 157-2022 and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”

### **Background**

On June 28, 2022, Council enacted By-law 157-2022, which amends the City of Vaughan Zoning By-law 1-88, to facilitate a mixed-use development consisting of three (3) apartment buildings (49, 45 and 7-storeys) with at-grade retail on the lands known as 2871 Highway 7 (“the Subject Lands”) at the southeast corner of Maplecrete Road and Highway 7, within the Vaughan Metropolitan Centre.

The administrative correction to By-law 157-2022 seeks to clarify the uses permitted on the Subject Lands zoned with the Holding Symbol “(H)” to allow for shoring and excavation works. An (H) was placed on the Subject Lands by way of implementing Zoning By-law 157-2022 to ensure that the appropriate remedial works were completed on the contaminated sites prior to construction. By-law 157-2022 inadvertently prohibited shoring and excavation on the Subject Lands prior to the lifting of the (H),

which form part of the works to remediate the Subject Lands. 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 amendment to By-law 157-2022 as per Recommendation 1. This recommendation is in keeping with Council's original approval.

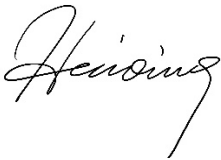
**Prepared By**

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Respectfully submitted,

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

Haiqing Xu  
Deputy City Manager, Planning and Growth Management