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COMMUNICATION
COUNCIL – October 20, 2021
By Law # 139-2021

DATE: October 20, 2021

TO: Mayor and Members of Council

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

RE: COMMUNICATION – Council – October 20, 2021

**Administrative Amendment to By-law 180-2020
(Authorized by Item No. 1 of Report No. 57 of the
Committee of the Whole - Adopted by Vaughan City Council on
December 15, 2020)**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. That By-law 180-2020 be amended by deleting Sections B. ki) v) a. and B. ki) vi) a. of Exception 9(1505) and be replaced with the following:
 - i. B. ki) v) a.

“Above a building height of 9.0 m and above a height of 8.5 m only where a soffit feature is located, the minimum setback shall be 2.9 m.”
 - ii. B. ki) vi) a.

“Above a building height of 9.0 m and above a height of 8.5 m only where a soffit feature is located, the minimum setback shall be 2.5 m.”

Background

On December 15, 2020, Vaughan Council enacted By-law 180-2020, which amends the City of Vaughan Zoning By-law 1-88 to facilitate a high-rise development consisting of 2 residential towers and ground-related retail uses on lands municipally known as 2851 Highway 7.

Sections B. ki) v) a. and B. ki) vi) a. on Exception 9(1505) on By-law 180-2020 sets out site-specific development standards specifying height and setback restrictions for the development to correspond to the approved Site Development File DA.19.075.

The previous building height provisions of 10.2 m provided on Sections B. ki) v) a. and B. ki) vi) a. of Exception 9(1505) do not accurately reflect the Council-approved Site Plan drawings. In this regard, administrative corrections are required to amend By-law

180-2020 to facilitate the Council-approved Site Development Plan. No other amendments are proposed.

Conclusion

The VMC Program recommends that Council approve the administrative amendment to By-law 180-2020 as per Recommendation 1. This recommendation is in keeping with Council's original approval on December 15, 2020.

For more information, contact Jessica Kwan, Senior Planner – VMC, ext. 8814.

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', with a stylized, flowing script.

Haiqing Xu
Deputy City Manager, Planning and Growth Management