

To: Committee of Adjustment
From: Various Departments and Agencies
Date: 17 January 2019
Name of Owner: Islington Village Centre Inc.
Location: 9600 Islington Avenue, Woodbridge
File No.(s): B024/18

**Zoning Classification:**

The subject lands are zoned C4, Neighbourhood Commercial and subject to the provisions of Exception 9(988) under By-law 1-88 as amended.

Proposal:

The subject consent application is to permit an easement for shared vehicular access in favour of the lands to the south (municipally known as 9560 Islington Avenue) and therefore the Zoning Bylaw requirements for Lot Area, Lot Frontage and Lot Depth are not applicable.

Public Comment(s):**Engineering Comment(s):** Prepared by: Steve Lysecki

The Development Engineering Department has reviewed the subject Consent Application and provides the following comments:
Zoning Amendment File Z.17.011 and Development Application File DA.17.023 are currently under review by Development Engineering for 9560 Islington Avenue, located south of the subject lands, municipally known as 9600 Islington Avenue. These applications propose the development of 4 residential blocks consisting of 104 back-to-back stacked townhouse units. These applications are approved by Vaughan City Council.

To support the access to the proposed townhouse units, the easement requested within this consent application is required. It is noted that the townhouse development proposal denotes two emergency access locations, to be located at the south side of the lands known municipally as 9560 Islington Avenue. These emergency access locations are to be protected with bollards unless deemed required by emergency responders, when they may be electronically lowered. The Development Engineering Department does not object to the subject application, pending a review of the draft survey plan to ensure conformity with the Development Applications registered on 9560 Islington Avenue.

Engineering Condition(s):

The Owner shall provide a copy of the draft survey plan delineating the requested mutual access easement to the Development Engineering Department. The survey may be e-mailed to Steve Lysecki at Steve.Lysecki@Vaughan.ca for review, prior to clearance of this condition.

By-Law and Compliance Comment(s): Prepared by: Daniel Coats

There are comments associated with this application

Bylaw Enforcement Condition(s):

There are no conditions associated with this application

Real Estate Comment(s): Prepared by: Franca Mazzanti

No cash-in-lieu payment is required for the following reason(s) Easement

Real Estate Condition(s):

There are no conditions associated with this application

Building Septic Comment(s): Prepared by: Rui Sousa

There are no comments associated with this application

Building Septic Condition(s):

There are no conditions associated with this application

Finance Comment(s): Prepared by: Nelson Pereira

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Finance Condition(s):

The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).