

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 5, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 20, 2012.

**5 ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAW AMENDMENT FILE Z.09.040
ARVIT INVESTMENTS INC. (MOSAİK HOMES)
WARD 1 – VICINITY OF JANE STREET AND NORWOOD AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 6, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1367) as follows:
 - a) deleting sub-clause bi) and substituting therefor with the following sub-clause: “the minimum parking requirement for a Residential – Multiple Family Dwelling, Apartment Dwelling shall be 1 parking space per dwelling unit”; and,
 - b) deleting sub-clause bii) and substituting therefor with the following sub-clause: “the minimum parking requirement for Residential – Visitor Parking shall be 0.2 parking spaces per dwelling unit”.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Jane Street, south of Norwood Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, specifically Exception 9(1367), to correct an inadvertent error respecting the minimum residential and visitor parking requirements as follows:

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Standard	Zoning By-law 1-88, subject to Exception 9(1367)	Administrative Correction to Exception 9(1367)
Minimum Parking for a Residential Unit	0.8 spaces/unit	1.0 space/unit
Minimum Visitor Parking	0.36 spaces/unit	0.2 spaces/unit

Zoning By-law 1-88, as amended by Exception 9(1367) implements an approved stacked townhouse development consisting of 95 units distributed in five 3-storey buildings as shown on Attachment #3.

Background

The subject lands are designated “Medium Density Residential Area” by OPA #350 (Maple Community Plan) as amended by OPA #513 (Maple West Area Plan) and are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1367). The subject lands are designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), and is pending approval from the Ontario Municipal Board.

On December 4, 2009, the Owner submitted Official Plan Amendment File OP.09.008 (Arvit Investments Inc. Mosaik Homes) to redesignate the subject lands, from “General Commercial Area” to “Medium Density Residential Area”, to facilitate the proposed development shown on Attachment #3. A related Zoning By-law Amendment File Z.09.040 was also submitted to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol “(H)” to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions required to implement the development proposal. The Owner originally proposed parking ratios of 0.8 parking spaces per dwelling unit and 0.36 visitor parking spaces per dwelling unit.

On August 16, 2011, the Owner submitted Site Development File DA.11.075. Through the detailed review of the site plan, the parking ratio was revised to 1 parking space per dwelling unit and 0.2 visitor parking spaces per dwelling unit. Council subsequently approved Official Plan Amendment File OP.09.008, Zoning By-law Amendment File Z.09.040, and Site Development File DA.11.075 on January 31, 2012. The implementing By-law 26-2012 inadvertently includes the original minimum parking requirements of 0.8 parking spaces per dwelling unit and 0.36 visitor parking spaces per dwelling unit, which is inconsistent with the site plan approved by Vaughan Council. Accordingly, the Zoning By-law must be amended to reflect the correct parking standards.

The Vaughan Development Planning Department recommends that the above-noted Administrative Correction to Zoning By-law 1-88, be approved, thereby implementing the Council approved site plan and correcting the inadvertent error respecting the minimum parking requirements. Notice of this administrative correction is provided by having the item on the agenda. Further notice of the administrative correction is not required.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Well-being”.

Regional Implications

There are no Regional implications associated with the Administrative Correction to Zoning By-law 1-88.

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88 is necessary to correct inadvertent errors respecting the minimum parking requirements in Exception 9(1367). Should Vaughan Council concur with the recommendation contained in this report, the Administrative Correction By-law will be forwarded to the November 20th, 2012 Council meeting for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Approved Site Plan (File DA.11.075)

Report prepared by:

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/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)