

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 20, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

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ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88

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WARD 2 - VICINITY OF REGIONAL ROAD 27 AND ASHBRIDGE CIRCLE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Key Map 8B to correctly show the zoning of the subject lands from OS1 Open Space Conservation Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, to show the subject lands shown on Attachments #1 and #2, with the correct zoning on Key Map 8B from OS1 Open Space Conservation Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, thereby incorporating the intent of former Town of Vaughan By-law 2523 as amended by site-specific By-law 29-82 (enacted on February 15, 1982) into the current Zoning By-law 1-88.

Location

The subject lands shown on Attachments #1 and #2 are located northeast of Regional Roads 7 and 27, specifically on the north side of Ashbridge Circle at the rear of 12 and 28 Ashbridge Circle, City of Vaughan.

Background

When Zoning By-law 1-88 was enacted by Vaughan Council on September 19, 1988, it inadvertently did not incorporate site-specific Zoning By-law 29-82, which was enacted on February 15, 1982, and rezoned the subject lands from Flood (F) Zone to Restricted Industrial (M1) Zone and General Industrial (M2) Zone under former Town of Vaughan By-law 2523.

Currently, Key Map 8B of Zoning By-law 1-88 incorrectly shows the subject lands as OS1 Open Space Conservation Zone instead of with the correct corresponding By-law 1-88 zone categories of EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone.

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The purpose of this Administrative Correction to Zoning By-law 1-88 is to correct this error by amending the zoning of the subject lands on Key Map 8B from OS1 Zone to EM1 and EM2 Zones, which would correspond to the zoning on the two parcels fronting onto Ashbridge Circle, thereby incorporating the intent of former By-law 29-82 into By-law 1-88.

It is noted that the front and rear portions of the westerly parcel (12 Ashbridge Circle) are developed comprehensively with an employment building. The easterly lands (28 Ashbridge Circle) are currently vacant.

A zoning by-law to implement the administrative correction will be prepared for enactment at the Council Meeting on December 13, 2016.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

There are no Regional implications associated with the Administrative Correction.

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88 is necessary to correct an inadvertent error respecting the zoning of the subject lands, as identified in this report. An Administrative Correction By-law will be forwarded to the Council Meeting of December 13, 2016, for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Correct Zoning on Lands Subject to the Administrative Correction

Report prepared by:

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(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.)