



**VAUGHAN**

C	8
Item #	8
Report No.	21 (cw)
Council - May 17, 2016	

**TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL**  
**FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT**  
**DATE: MAY 17, 2016**  
**SUBJECT: COMMUNICATION (REVISED) – COUNCIL MEETING, MAY 17, 2016**

**ITEM #8, COMMITTEE OF THE WHOLE REPORT #21 – MAY 3, 2016**  
**ZONING BY-LAW AMENDMENT FILE Z.13.025**  
**SITE DEVELOPMENT FILE DA.13.062**  
**VAHE AND VICKY GHAZARIAN**  
**WARD 1 – VICINITY OF NASHVILLE ROAD AND ISLINGTON AVENUE**

#### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this Communication, BE RECEIVED, as information.

#### Background

The Local Ward 1 Councillor has requested information on the cash-in-lieu of parking agreement that was entered into with the owners of the Avenue restaurant in the Kleinburg Core for an expansion to an eating establishment at 10519 Islington Avenue.

Site Development File DA.14.006 was filed to facilitate a 60.85 m<sup>2</sup> expansion to the eating establishment. The City and the applicant's parking consultant determined that 22 parking spaces were actually needed to facilitate the eating establishment and its expansion whereas the site could only physically accommodate 18 spaces. Accordingly, cash-in-lieu of parking was applied for the 4 space difference. On November 12, 2014, a Cash-in-Lieu of Parking Agreement was registered between the owners of 10519 Islington Avenue and the City of Vaughan, which was based on the owner paying \$15,914.72 for four (4) parking spaces (\$3,978.68 per space based on the approved formula to calculate Cash-in-lieu of Parking in the Kleinburg Core). On November 21, 2014, the Site Plan Letter of Undertaking was entered into between the City and the Owner of 10519 Islington Avenue to facilitate the expansion to the eating establishment.

In comparison with the Ghazarian site plan application, 14 parking spaces will physically be provided on the site, and the City and the applicant's parking consultant concur that 14 parking spaces are sufficient to serve this development proposal, and therefore, cash-in-lieu of parking was not applied in accordance with the City's Cash-in-lieu of Parking Policy.

Respectfully submitted,

**JOHN MACKENZIE**  
Deputy City Manager  
Planning & Growth Management

Copy to: Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning