



memorandum

<p>c 6 Communication COUNCIL: <u>June 28/16</u> C.W. Rpt. No. <u>27</u> Item <u>4</u></p>

DATE: JUNE 24, 2016

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER,
PLANNING & GROWTH MANAGEMENT**

SUBJECT: COMMUNICATION - COUNCIL MEETING, JUNE 28, 2016

ITEM NO. 4, REPORT NO. 27, COMMITTEE OF THE WHOLE - JUNE 21, 2016

**SITE DEVELOPMENT FILE DA.16.017
ZONING BY-LAW AMENDMENT FILE Z.16.017
THE REGIONAL MUNICIPALITY OF YORK
C/O YORK REGION RAPID TRANSIT CORPORATION
WARD 4 - VICINITY OF APPLE MILL ROAD AND MILLWAY AVENUE**

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1a) iii) in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be deleted and replaced with the following:

"iii) the Owner shall obtain the necessary rights, or make the appropriate arrangements and or enter into the required agreement(s) to facilitate the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, with regard to obtaining a secondary access to Portage Parkway over the lands to the northwest, to the satisfaction of the City;
2. THAT the third paragraph of the Zoning section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be deleted and replaced with the following:

"Should Vaughan Council approve the subject applications, the Owner shall obtain the necessary rights, or make the appropriate arrangements and or enter into the required agreement(s) to facilitate the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, with regard to obtaining a secondary access to Portage Parkway over the lands to the northwest, to the satisfaction of the City. A condition to this effect is included in the recommendation of this report."
3. THAT Attachment #3 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be replaced with the Revised Attachment #3

(Context Site Plan), attached hereto, thereby showing the location of the secondary access to Portage Parkway.

Background

At the June 21, 2016, Committee of the Whole meeting, the Applicant, York Region Rapid Transit Corporation (YRRTC) expressed concerns with Recommendation #1a) iii) and the Zoning section of the report, specifically the requirement to submit Minor Variance and Consent applications to facilitate an easement for the secondary access to Portage Parkway and obtain approval from the Vaughan Committee of Adjustment. The secondary access is not a required element of the site plan but it is beneficial for the ultimate development of the terminal. The YRRTC advised that as a government agency, the necessary easement could be obtained through alternate means and that the City consider alternatives to the Committee of Adjustment process. The Vaughan Development Planning and Development Engineering and Infrastructure Planning Departments discussed the concerns with YRRTC and agreed to revise the Recommendation and related section of the report and to amend the Context Site Plan (Attachment #3) to reflect these discussions and show the location of the secondary access. The revised wording of the report would allow the project to be advanced so as to allow the applicant to pursue required Building Permits for construction of the terminal.

Conclusion

It is recommend that Recommendation #1 a) iii), the Zoning section and Attachment #3 in the technical report (Item #4, Report No. 27) regarding Site Development File DA.16.017 (The Regional Municipality of York) considered by the Committee of the Whole on June 21, 2016, be revised as identified in this Communication to reflect discussions between the City and YRRTC. The balance of the report remains unchanged.

Respectfully submitted,

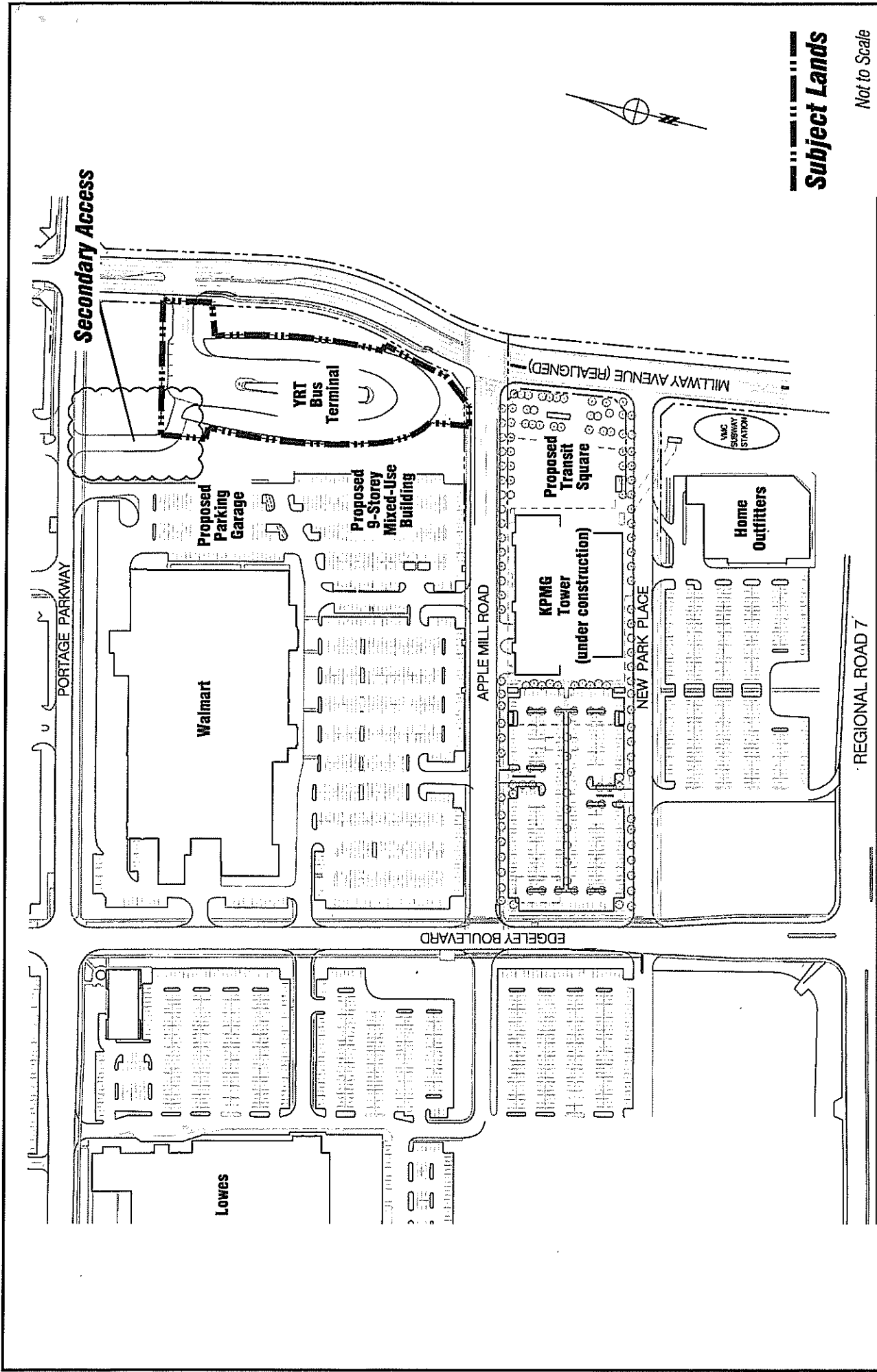


JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

Attachment: Revised Attachment #3 (Context Site Plan - Showing secondary access to Portage Parkway)

Copy to: Jeffrey A. Abrams, City Clerk
Paul Jankowski, Acting City Manager
Grant Uyeyama, Director of Development Planning
Andrew Pearce, Director of Development Engineering and Infrastructure Planning

CN/lg



Context Site Plan

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
The Regional Municipality of York c/o York Region Rapid Transit Corporation
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Attachment

FILE:
DA.16.017

DATE:
June 21, 2016

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