

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 24, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 23, 2013.

24

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAWS 24-2012 AND 99-2012
RAVINES OF ISLINGTON HOLDINGS LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 9, 2013:

Recommendation

The Commissioner Planning recommends:

1. THAT an Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend Exception 9(1366) by deleting Schedule "E-1494" to By-law 99-2012 and substituting a new Schedule "E-1494" that shows 3 visitor parking spaces in the manner shown on Attachment #4.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Location

The lands subject to this report are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue, City of Vaughan.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, specifically to amend Exception 9(1366) by deleting Schedule "E-1494" to By-law 99-2012 and substituting a new Schedule "E-1494" that shows 3 visitor parking spaces in accordance with the approved site plan shown on Attachment #4.

Background

When the original Zoning By-law 24-2012 was enacted to implement a 13 unit townhouse development, the zoning schedule attached to the by-law showed 4 visitor parking spaces that was based on a conceptual site plan. However, during the processing of the Site Development Application (DA.12.039), the applicant was required by City Departments to increase the width of the hammerhead driveway turnaround and provide a handicapped parking space for the townhouse development resulting in the deletion of one visitor parking space for a total provision of three visitor spaces as shown on Attachment #4. When By-law 99-2012 was enacted to remove the (H) Holding Symbol from the subject lands, it inadvertently maintained the original zoning schedule identifying 4 visitor spaces instead of the 3 spaces approved through the site plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 24, CW Report No. 14 – Page 2

The Vaughan Development Planning Department can recommend the approval of the Administrative Correction to Zoning By-law 1-88, since it would accurately reflect the site plan approved by Council and included in the Site Plan Agreement that was registered on title as Instrument No. YR-1927228. The Owner has recently submitted a Draft Plan of Condominium (File 19CDM-13V001) as shown on Attachment #3, which depicts 3 visitor parking spaces including 1 handicapped space that is consistent with the approved site plan shown on Attachment #4. The zoning on the property must be corrected prior to the approval of the Condominium Application.

The hammerhead turnaround shown on the approved site plan is to function temporarily until the road is extended to the south in the future, which would delete the requirement for the hammerhead and provide an additional parking space.

It is noted that the *Planning Act* (Section 34(17)) allows Council to deem a revision as minor and not requiring a further Public Hearing. The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction is minor and that a further Public Hearing is not required.

Should the Committee concur with the staff recommendation, a by-law to implement the proposed administrative correction will be forwarded to the Council meeting on April 23, 2013, for enactment.

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 proposal.

Conclusion

The Vaughan Development Planning Department is satisfied that the proposed Administrative Correction to Zoning By-law 1-88, to replace the zoning Schedule to By-law 99-2012 with a schedule consistent with the site plan approved by Council as shown on Attachment #3, in order to show the correct number of visitor parking spaces is appropriate and does not require a further Public Hearing. Should the Committee concur, a recommendation is provided to approve the proposed Administrative Correction to Zoning By-law 1-88.

Attachments

1. Context Map
2. Location Map
3. Draft Plan of Condominium File 19CDM-13V001 (Common Elements)
4. Approved Site Plan (File DA.12.039)

Report prepared by:

Eugene Fera, Planner ext. 8064

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

COMMITTEE OF THE WHOLE APRIL 9, 2013

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ZONING BY-LAWS 24-2012 AND 99-2012
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Report prepared by:

Eugene Fera, Planner ext. 8064

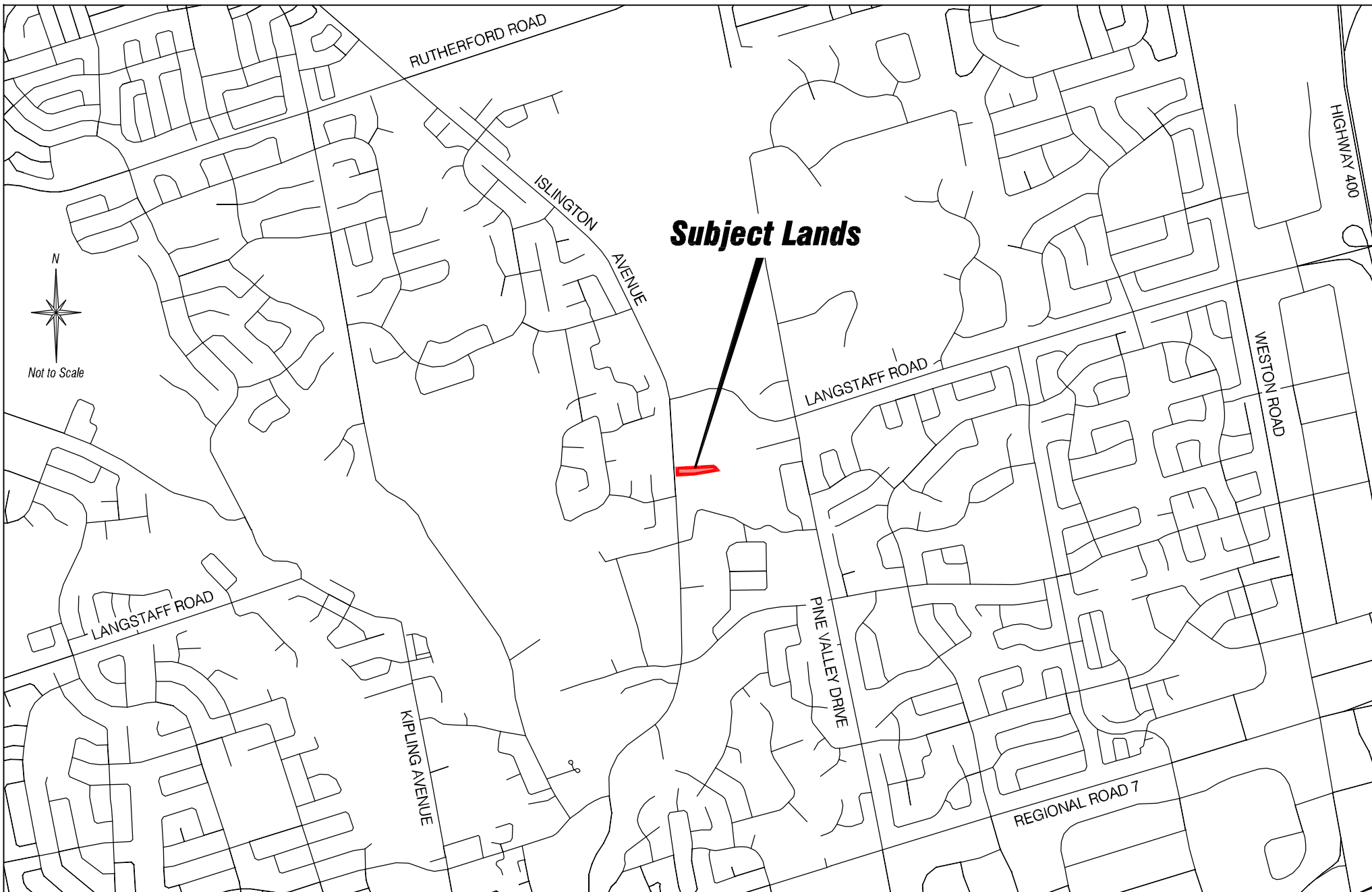
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYEYAMA
Director of Development Planning



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

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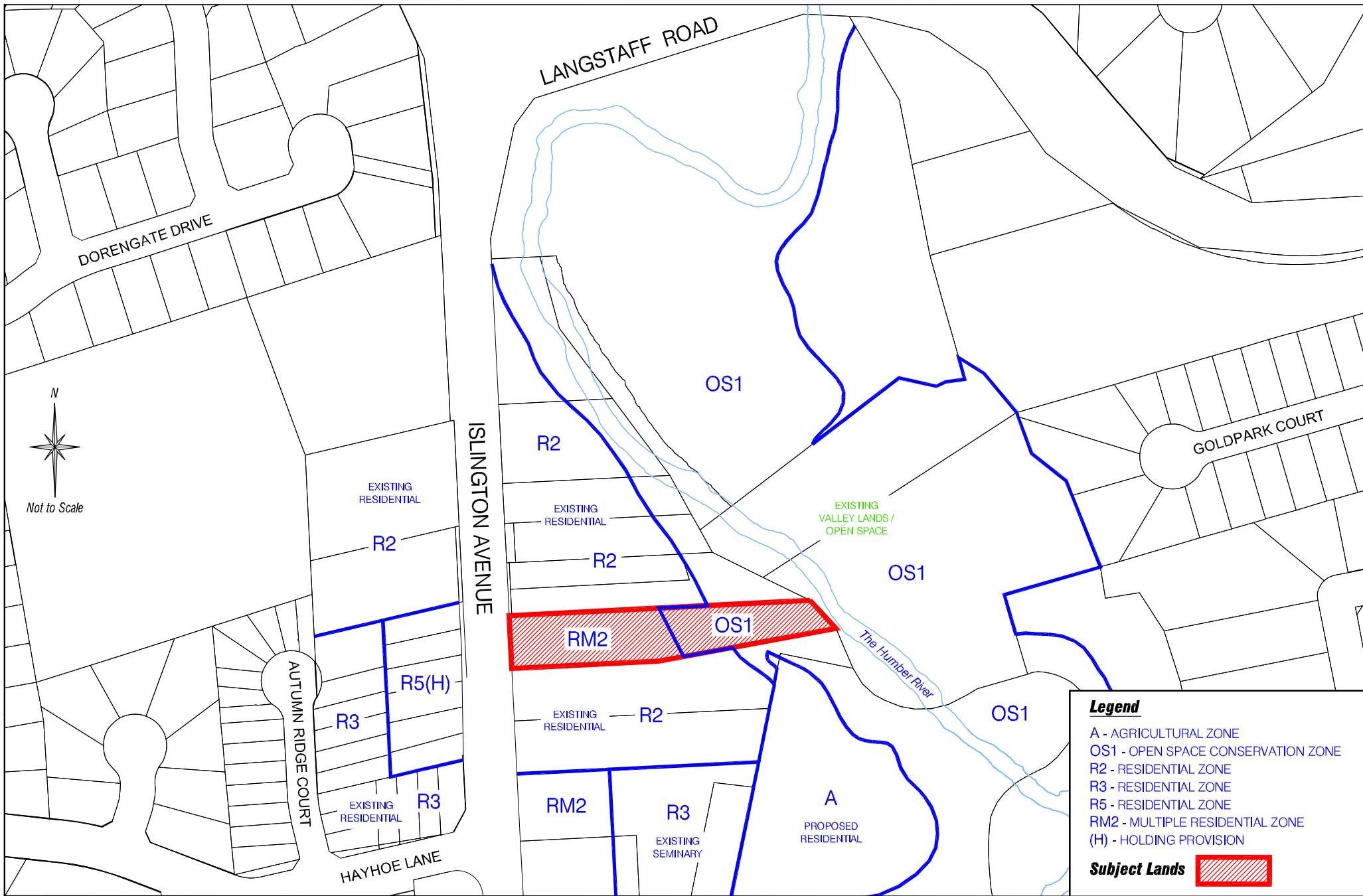


Attachment

FILE: 19CDM-13V001
RELATED FILES: OP.11.004, Z.11.014, DA.12.039

DATE: February 12, 2013

1



Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Holdings Ltd.

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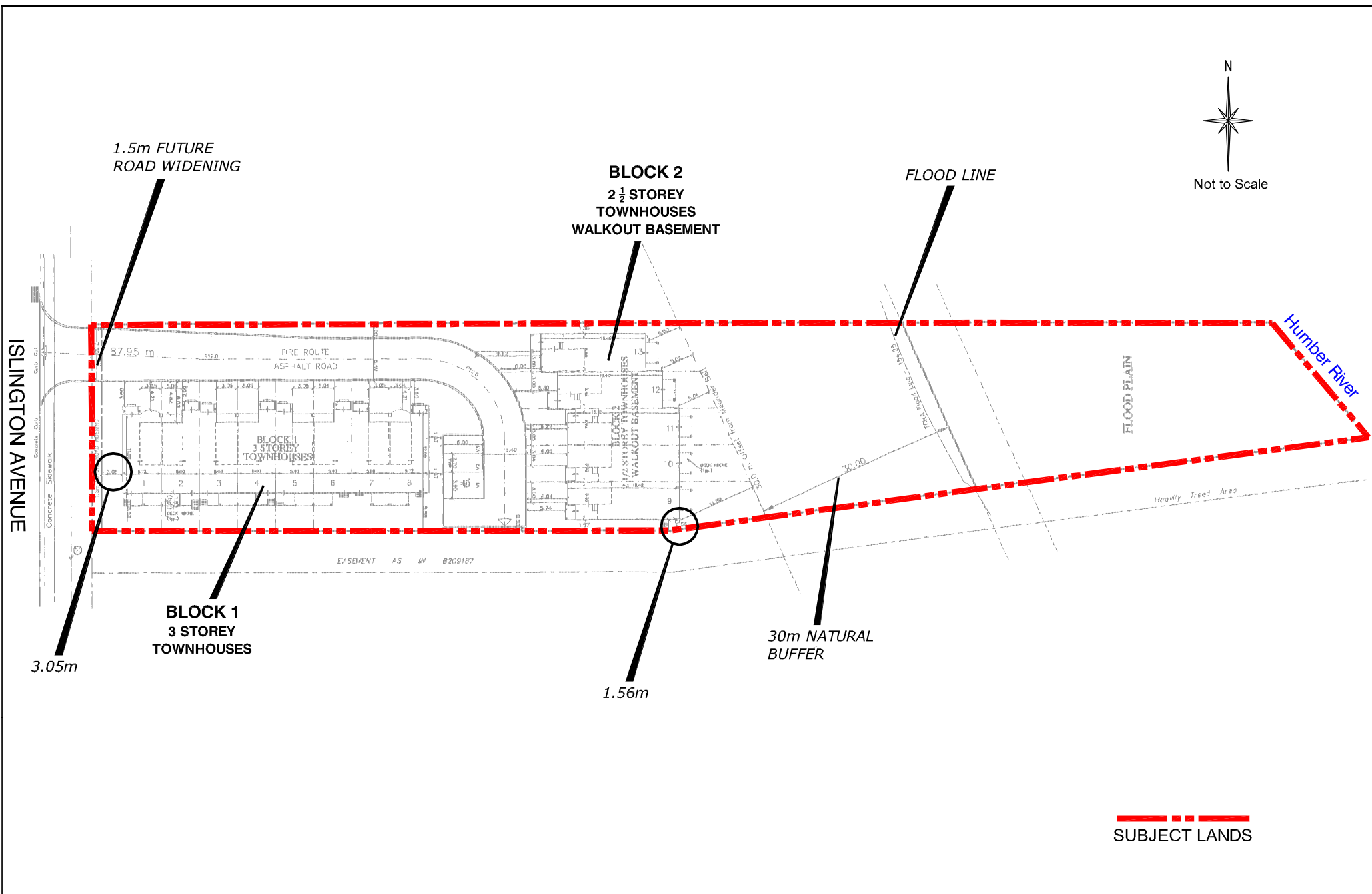


Attachment

FILE: 19CDM-13V001
RELATED FILES: OP.11.004, Z.11.014, DA.12.039

DATE: February 12, 2013

2



Approved Site Plan (File DA.12.039)

Part of Lot 10,
Concession 7

Applicant:
RAVINES OF ISLINGTON HOLDINGS LTD.

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Attachment
4

File: Z.12.017; DA.12.039
Related Files: OP.11.004 &
Z.11.014

Date: March 26, 2013