

memorandum

DATE: NOVEMBER 27, 2014
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION

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Communication
CW: Dec 2/14
Item: 31

ITEM #31, COMMITTEE OF THE WHOLE – DECEMBER 2, 2014
ZONING BY-LAW AMENDMENT FILE Z.13.003
RIOTRIN PROPERTIES (LANGSTAFF) INC., SRF VAUGHAN PROPERTY INC. AND
SRF VAUGHAN PROPERTY II INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation #1 in Item #31 of the Committee of the Whole Agenda dated December 2, 2014, be replaced with the following:

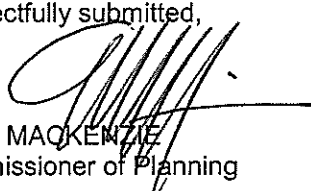
"THAT the Ontario Municipal Board be advised that the City of Vaughan Council ENDORSE Zoning By-law Amendment File Z.13.003 (Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc. and SRF Vaughan Property II Inc.) that is currently before the Ontario Municipal Board, to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol "(H)" and subject to Exception 9(1258) and EM3 Retail Warehouse Employment Area Zone subject to Exceptions 9(1253) and 9(1356) to EM3 Retail Warehouse Employment Area Zone, together with the site-specific zoning exceptions identified in Table 1 of this report that maintain a number of exceptions permitted through Exceptions 9(1253) and 9(1356) to be within a single consolidated site-specific exception."

Background

Following Vaughan Council's resolution at its meeting on September 9, 2014, to defer consideration of File Z.13.003 to the Committee of the Whole meeting of December 2, 2014, on September 16, 2014 the Owner appealed the zoning application to the Ontario Municipal Board citing Council's failure to make a decision on File Z.13.003, within the timeframe prescribed in Section 34(11) of the *Planning Act*. As such, Vaughan Council is no longer the approval authority for File Z.13.003, as that decision-making authority now rests with the Ontario Municipal Board. Therefore, the recommendation has been revised for Council to "endorse" the zoning by-law amendment application.

Should the Committee of the Whole concur, the above noted recommendation can be adopted.

Respectfully submitted,


JOHN MACKENZIE
Commissioner of Planning
/dw

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
MaryLee Farrugia, Commissioner of Legal and Administrative Services/City Solicitor
Grant Uyeyama, Director of Development Planning