

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 15, Report No. 48, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

15

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAW AMENDMENT FILE Z.11.024
CASERTANO DEVELOPMENT CORP. (PHASE 1)
WARD 4 – VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT the following Administrative Correction to Zoning By-law 1-88, BE APPROVED, specifically to amend the zoning schedules and mapping associated with Exception 9(1030) to zone and correctly show the subject lands as C1 Restricted Commercial Zone, as follows:
 - a) deleting Schedule “E-1126” shown on Attachment #3 and substituting therefor Schedule “E-1126” shown on Attachment #4; and,
 - b) deleting Key Map 5C shown on Attachment #5 and substituting therefor the Key Map 5C as shown on attachment #6.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Location

The subject lands shown on Attachments #1 and #2 are located on the southeast corner of Rutherford Road and Highway 400, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Purpose

To undertake an Administrative Correction to Zoning By-law 1-88, specifically Exception 9(1030), to correct Schedule “E-1126” and Key Map 5C to include the subject lands in the C1 Restricted Commercial Zone, which were inadvertently omitted from Schedule “E-1126” and Key Map 5C of the implementing Zoning By-law.

Background

The implementing Zoning By-law 374-98, enacted by Council on November 9, 1998, inadvertently omitted the subject lands as shown on Attachments #2 and #3, from the C1 Restricted Commercial Zone. However, the subject lands form part of the adjacent property to the east, being Part 29 on Reference Plan 65R-26825.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 15, CW Report No. 48 – Page 2

The Vaughan Development Planning Department recommends that the Administrative Correction to Zoning By-law 1-88, be approved to accurately implement the intent of the Official Plan, accurately align the boundary of Schedule “E-1126” with the property line as shown on Attachment #2, and correct mapping errors to Schedule “E-1126” and Key Map 5C of the implementing Zoning By-law, in order to correctly zone and show the subject lands as C1 Restricted Commercial Zone.

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.

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, specifically to Exception 9(1030), to correct a mapping error in Schedule “E-1126” and Key Map 5C, accurately implements the intent of the Official Plan and original implementing zoning by-law, and therefore, can support the recommended Administrative Correction to zone the subject lands as C1 Restricted Commercial Zone. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Correction to Zoning By-law 1-88. The implementing zoning by-law will be forwarded to the Council Meeting of December 11, 2012, for enactment.

Attachments

1. Context Location Map
2. Location Map
3. Original Zoning Schedule “E-1126”
4. Proposed Zoning Schedule “E-1126”
5. Original Key Map 5C
6. Proposed Key Map 5C

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
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 NOVEMBER 27, 2012

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88
ZONING BY-LAW AMENDMENT FILE Z.11.024
CASERTANO DEVELOPMENT CORP. (PHASE 1)
WARD 4 – VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400**

Recommendation

The Commissioner of Planning recommends:

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Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Location

The subject lands shown on Attachments #1 and #2 are located on the southeast corner of Rutherford Road and Highway 400, City of Vaughan. The surrounding land uses are shown on Attachment #2.

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The Vaughan Development Planning Department recommends that the Administrative Correction to Zoning By-law 1-88, be approved to accurately implement the intent of the Official Plan, accurately align the boundary of Schedule "E-1126" with the property line as shown on

Attachment #2, and correct mapping errors to Schedule "E-1126" and Key Map 5C of the implementing Zoning By-law, in order to correctly zone and show the subject lands as C1 Restricted Commercial Zone.

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.

Relationship to Vaughan Vision 2020/Strategic Plan

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Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

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1. Context Location Map
2. Location Map
3. Original Zoning Schedule "E-1126"
4. Proposed Zoning Schedule "E-1126"
5. Original Key Map 5C
6. Proposed Key Map 5C

Report prepared by:

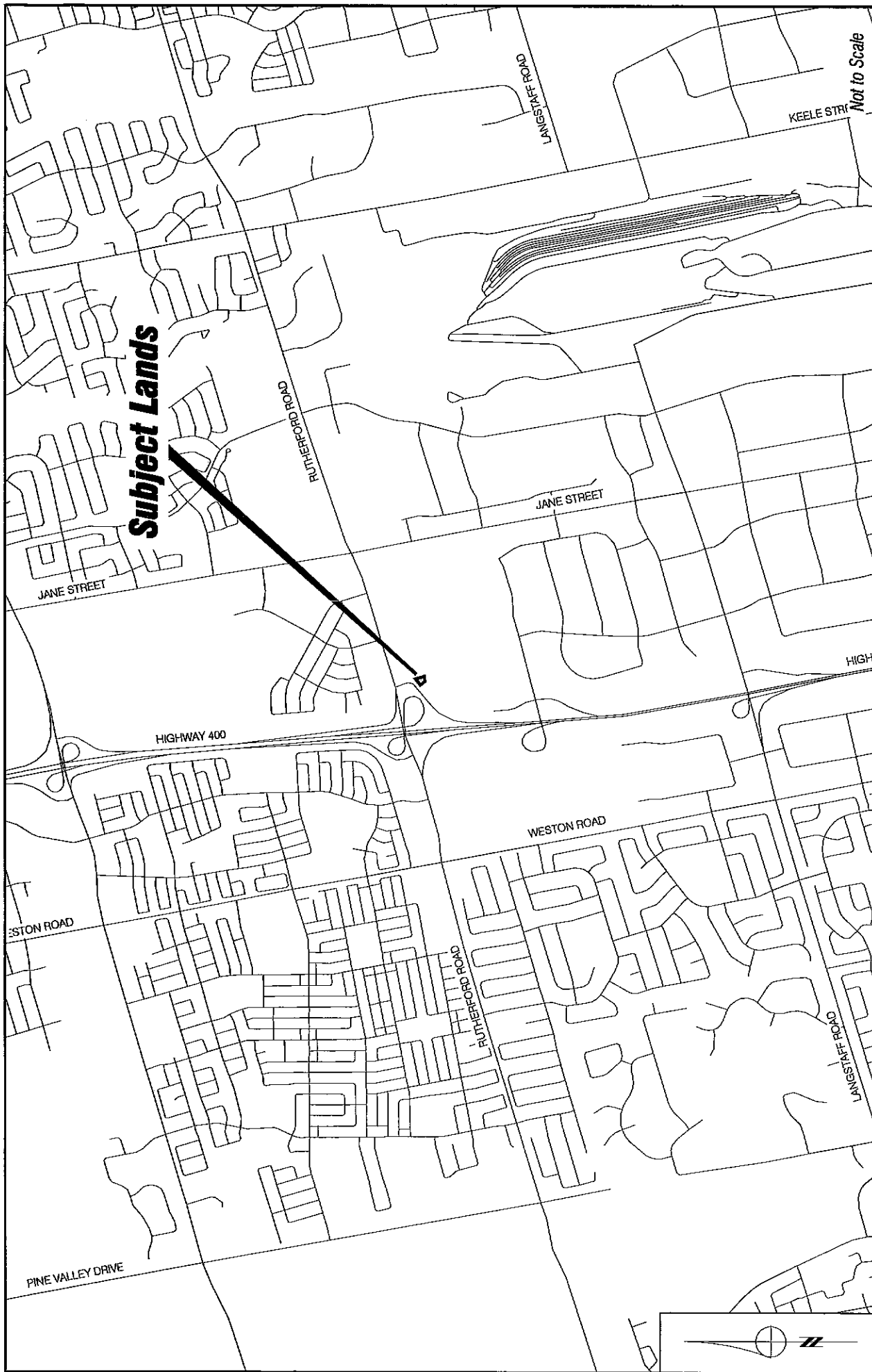
Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)

N:\DFT\1 ATTACHMENTS\Z\z.11.024.dwg



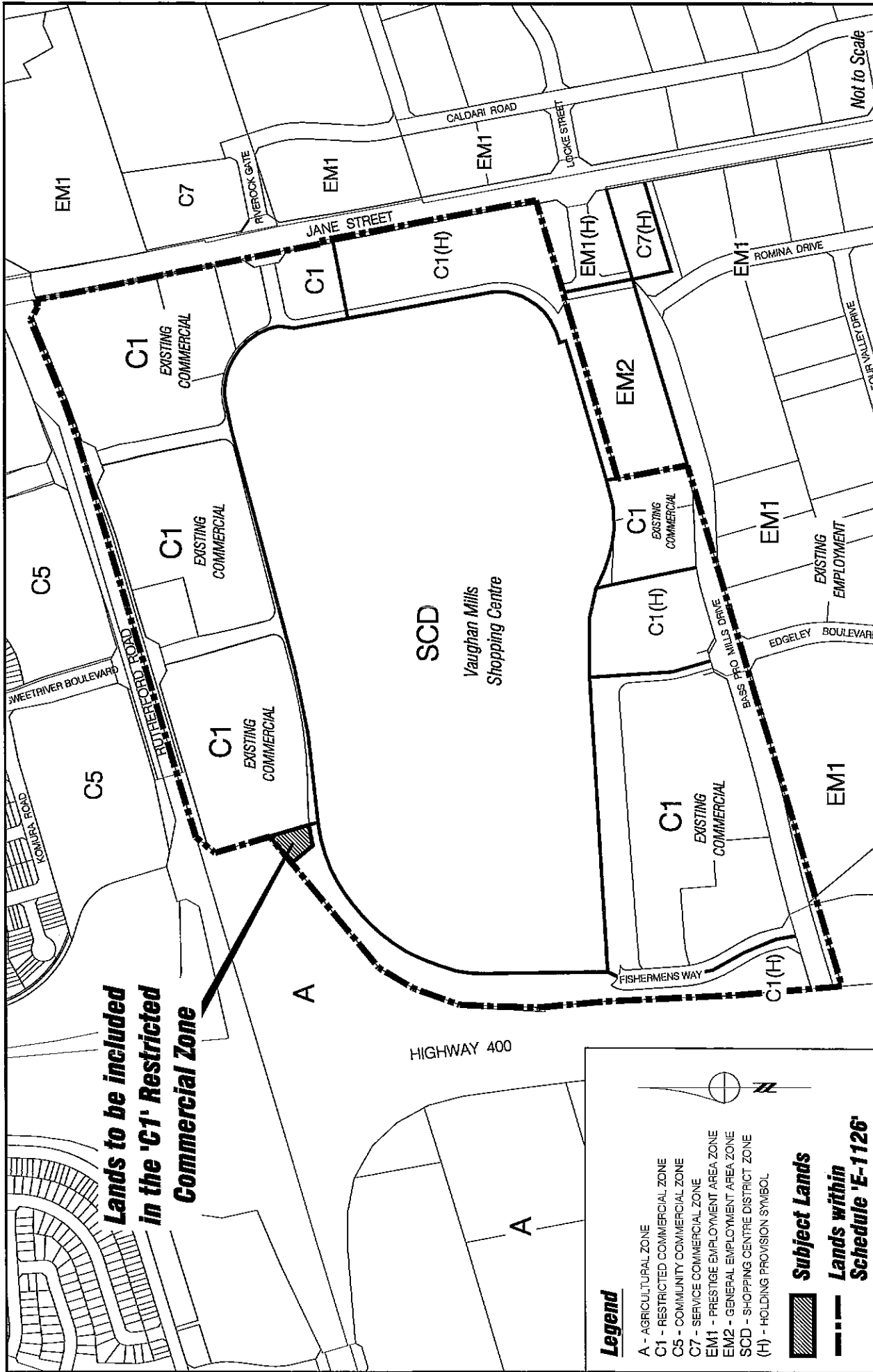
Attachment

FILE:
Z.11.024

DATE:
October 22, 2012

1

Not to Scale



Attachment

FILE:
Z:11.024

DATE:
October 22, 2012

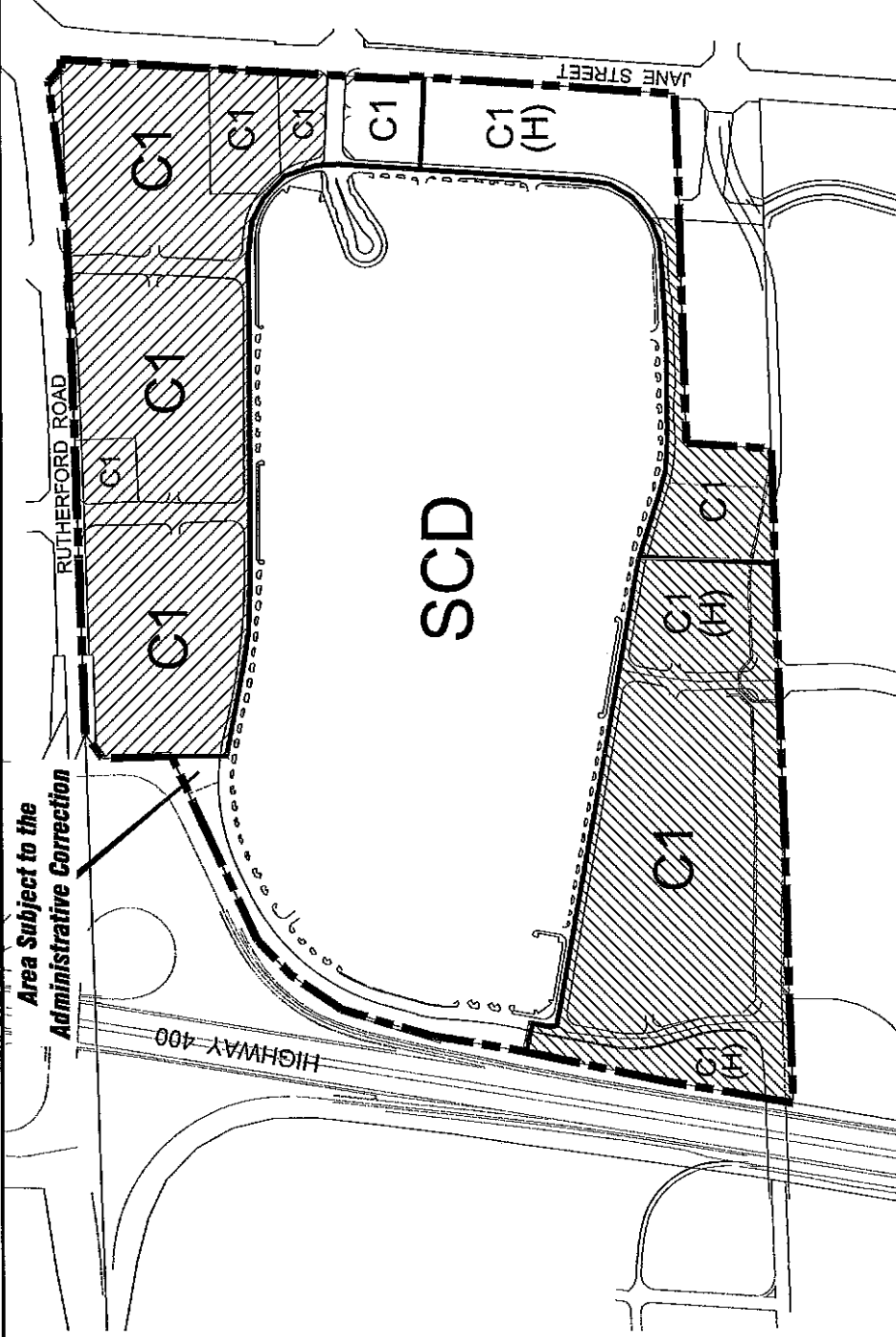


Location Map

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)
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2



- SUBJECT LANDS
- [Hatched Box] SPECIAL PROVISIONS
- [Hatched Box] OFFICE PRECINCT

THIS IS SCHEDULE 'E-1126'
TO BY-LAW 1-88
SECTION 9(1030)

Not to Scale

Original Zoning Schedule 'E-1126'

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)

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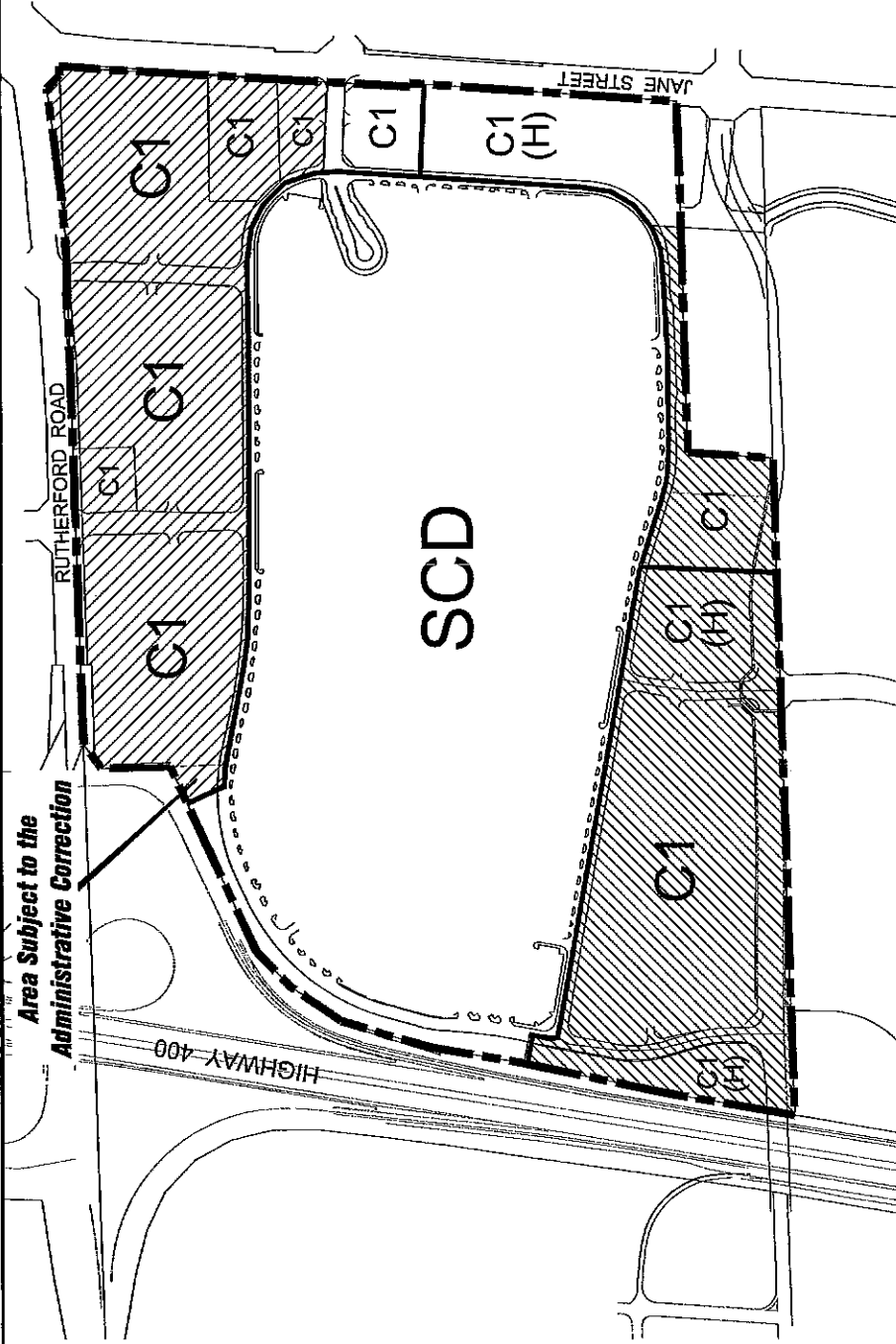


Attachment

FILE:
Z.11.024

DATE:
October 22, 2012

3



- SUBJECT LANDS
- [Hatched Box] SPECIAL PROVISIONS
- [Hatched Box] OFFICE PRECINCT

THIS IS SCHEDULE 'E-1126'
TO BY-LAW 1-88
SECTION 9(1030)

Not to Scale

Proposed Zoning Schedule 'E-1126'

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)

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Attachment

FILE:
Z.11.024

DATE:
October 22, 2012

4



Not to Scale

Original Key Map 5C

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)

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Area Subject to the Administrative Correction

The map displays the following zoning districts and their locations:

- C1 (R1000):** Located in the upper left, adjacent to Ruthledge Road.
- SCD (R1000):** A large central parcel.
- EM1 (R1000):** Multiple parcels along Jane Street and Westcott Road.
- EM2 (R1000):** Several parcels in the central and lower right areas.
- C7 (R1000):** Located in the lower right corner.
- OS1 (R1000):** Located in the lower right corner.
- C4 (R1000):** Located in the lower left corner.
- RR (R1000):** Located in the lower left corner.

Major roads shown include Highway 400, Ruthledge Road, Jane Street, Westcott Road, and Westcott Avenue. A north arrow is present in the bottom left corner.

Attachment 6
FILE: Z.11.024
DATE: October 22, 2012

FILE:
Z.11.024

DATE:
October 22, 2012



Proposed Key Map 5C

LOCATION:
Part of Lots 14 & 15, Concession 5

APPLICANT:
Casertano Development Corp. (Phase 1)

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 196-2012

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Official Plan adopted by Council and not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and is hereby further amended by:
 - a) Deleting Schedule "E-1126" and substituting therefor the Schedule "E-1126" attached hereto as Schedule "1".
 - b) Deleting Key Map 5C and substituting therefor Key Map 5C attached hereto as Schedule "3", and thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" on Schedule "2", and effectively zoning the subject lands C1 Restricted Commercial Zone.
2. Schedules "1", "2" and "3" shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 11th day of December, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 196-2012

The lands subject to this By-law are located on the southeast corner of Rutherford Road and Highway 400 and southwest of Jane Street and Rutherford Road, in Part of Lots 14 and 15, Concession 5, City of Vaughan.

The purpose of this By-law is two-fold:

1. To correct Zoning By-law 1-88, specifically Exception 9(1030), Schedule "E-1126" and Key Map 5C. The implementing Zoning By-law 374-98, enacted by Council on November 9, 1998, inadvertently omitted a portion of the subject lands, being Part 29 on Reference Plan 65R-26825, from the C1 Restricted Commercial Zone. This By-law constitutes an Administrative Correction to Zoning By-law 1-88.
2. To remove the Holding Symbol "(H)" from the "Subject Lands" shown on Schedule '2', which are currently zoned C1(H) Restricted Commercial Zone, subject to the Holding Symbol "(H)".