

**COMMITTEE OF THE WHOLE JUNE 19, 2012**

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88**  
**CITY OF VAUGHAN**

- 1) **ZONING BY-LAW AMENDMENT FILE Z.09.035**  
**GIRONA FINANCIAL GROUP**  
**WARD 3 – VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400**
- 2) **ZONING BY-LAW AMENDMENT FILE Z.08.016**  
**1720447 ONTARIO LIMITED**  
**WARD 5 – VICINITY OF STEELES AVENUE WEST AND BATHURST STREET**
- 3) **ZONING BY-LAW AMENDMENT FILE Z.04.062**  
**CITY OF VAUGHAN**  
**WARD 4 – VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE**

**Recommendation**

The Commissioner Planning recommends that the following Administrative Corrections to Zoning By-law 1-88, BE APPROVED:

- 1) Specifically, amend Exception 9(1344), to add reference to the minimum lot depth of 22.6m in the RT1 Residential Townhouse Zone, for one townhouse dwelling lot located on Hawkview Boulevard, as shown on Attachment #1, which was inadvertently omitted.
- 2) Specifically, to amend Exception 9(1336), to delete sub clause ii) and replace it with the following correct text: "Section 4.1.4 b) i) and b) ii) shall not apply", for the lands shown on Attachment #2.
- 3) Specifically, to amend Exception 9(1352), to delete reference to the RA2 Apartment Residential Zone and replace with the correct reference to the RA3 Apartment Residential Zone, for the lands shown on Attachment #3.

**Contributions 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 at three separate locations, as follows:

- 1) The subject lands shown on Attachment #1 are located on the north side of Rutherford Road, west of Highway 400 (Hawkview Boulevard), City of Vaughan.
- 2) The subject lands shown on Attachment #2 are located on the north side of Steeles Avenue West, east of Bathurst Street (7 Brighton Place), City of Vaughan.

- 3) The subject lands shown on Attachment #3 are located on the south side of Lebovic Campus Drive, west of Bathurst Street, City of Vaughan.

### **Purpose**

To undertake the following Administrative Corrections to Zoning By-law 1-88:

- 1) Specifically, amend Exception 9(1344), to add reference to the minimum lot depth of 22.6m in the RT1 Residential Townhouse Zone, for one townhouse dwelling lot located on Hawkview Boulevard, as shown on Attachment #1, which was inadvertently omitted.
- 2) Specifically, to amend Exception 9(1336), to delete sub clause ii) and replace it with the following correct text: "Section 4.1.4 b) i) and b) ii) shall not apply", for the lands shown on Attachment #2.
- 3) Specifically, to amend Exception 9(1352), to delete reference to the RA2 Apartment Residential Zone and replace with the correct reference to the RA3 Apartment Residential Zone, for the lands shown on Attachment #3.

### **Background**

The Vaughan Development Planning Department recommends that the above Administrative Corrections to Zoning By-law 1-88, be approved since they would accurately implement the intent of the Official Plan, and correct typographical errors and inadvertent omissions in the wording of each implementing Zoning By-law.

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 Corrections are 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 Corrections to Zoning By-law 1-88, to correct an inadvertent omission in Exception 9(1344), and typographical errors in Exceptions 9(1336) and 9(1352), accurately implements the intent of the Official Plan and original implementing zoning by-laws and, therefore, can support the recommended Administrative Corrections. Should the Committee concur, a recommendation is provided to facilitate the proposed Administrative Corrections to Zoning By-law 1-88.

### **Attachments**

1. Location Map – Hawkview Boulevard
2. Location Map – 7 Brighton Place
3. Location Map – Lebovic Campus Drive

**Report prepared by:**

Mark Antoine, Planner 1, ext. 8212

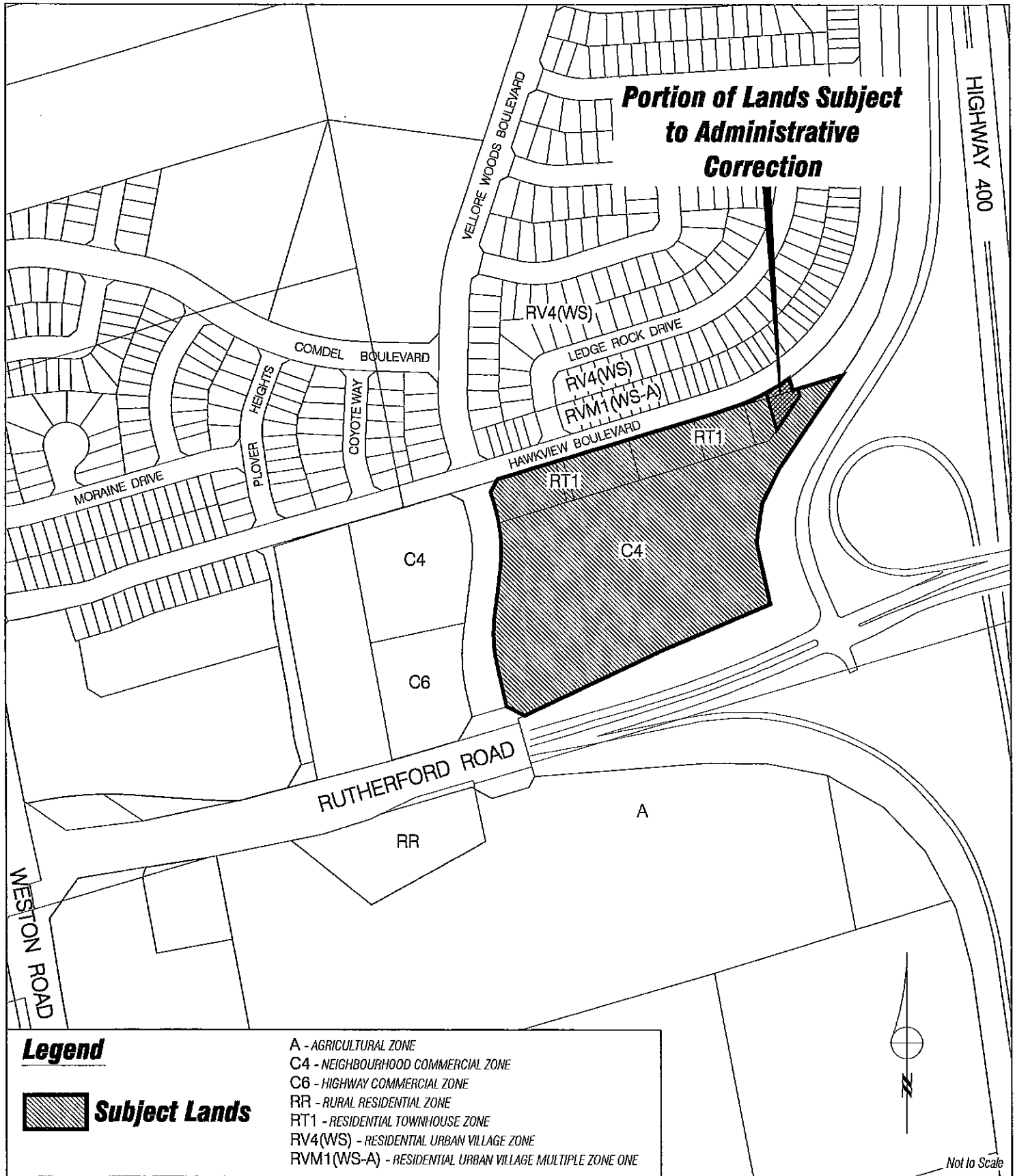
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Location Map

LOCATION:  
Part of Lot 16, Concession 5

APPLICANT:  
Girona Financial Group

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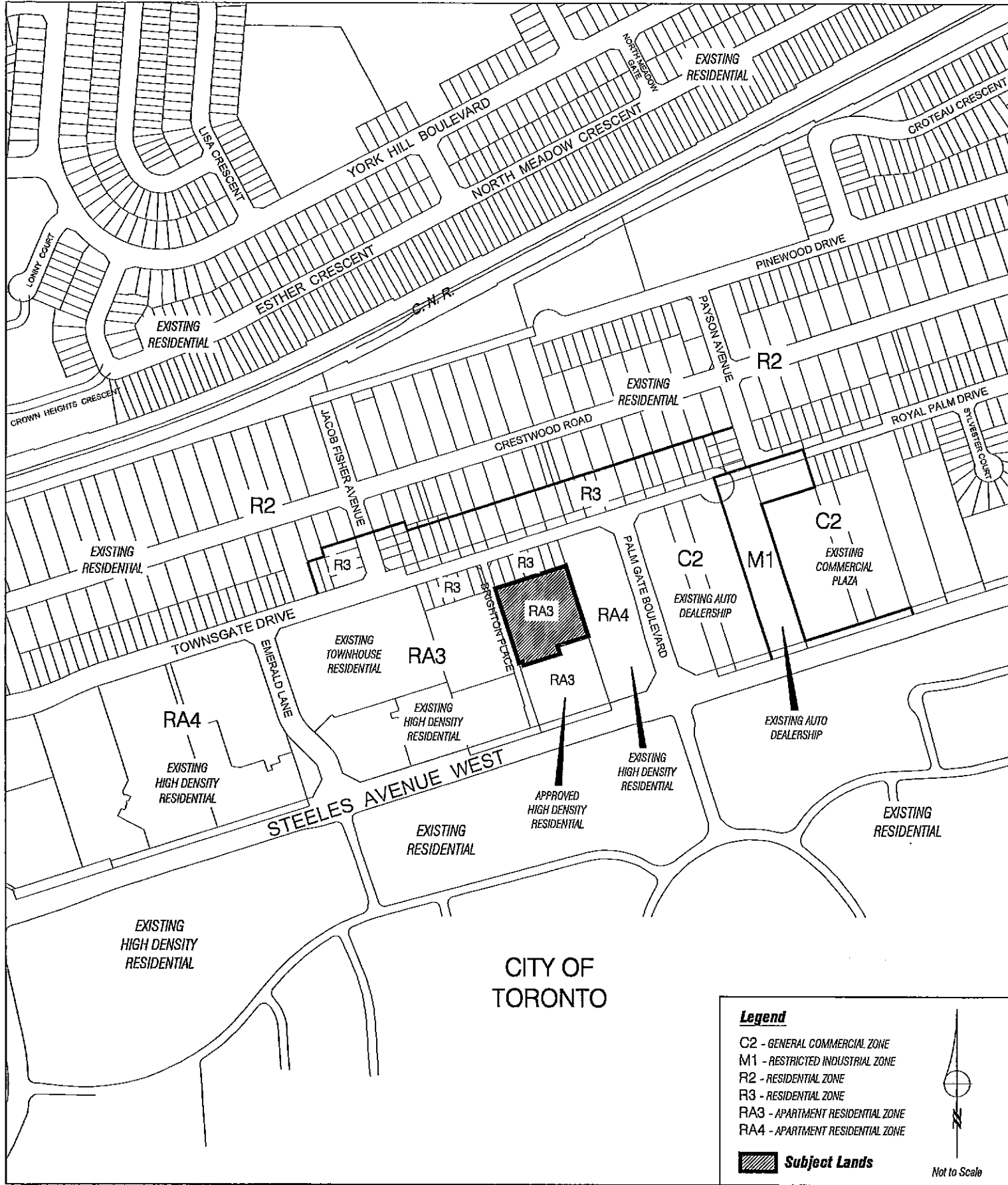


# Attachment

FILE: Z.09.035  
RELATED FILE: DA.09.075

DATE:  
June 15, 2012


# 1

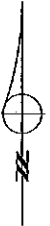


CITY OF TORONTO

**Legend**

- C2 - GENERAL COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RA4 - APARTMENT RESIDENTIAL ZONE

 **Subject Lands**

  
 Not to Scale

# Location Map

**LOCATION:**  
Part of Lot 26, Concession 1

**APPLICANT:**  
7 Brighton Place Inc.

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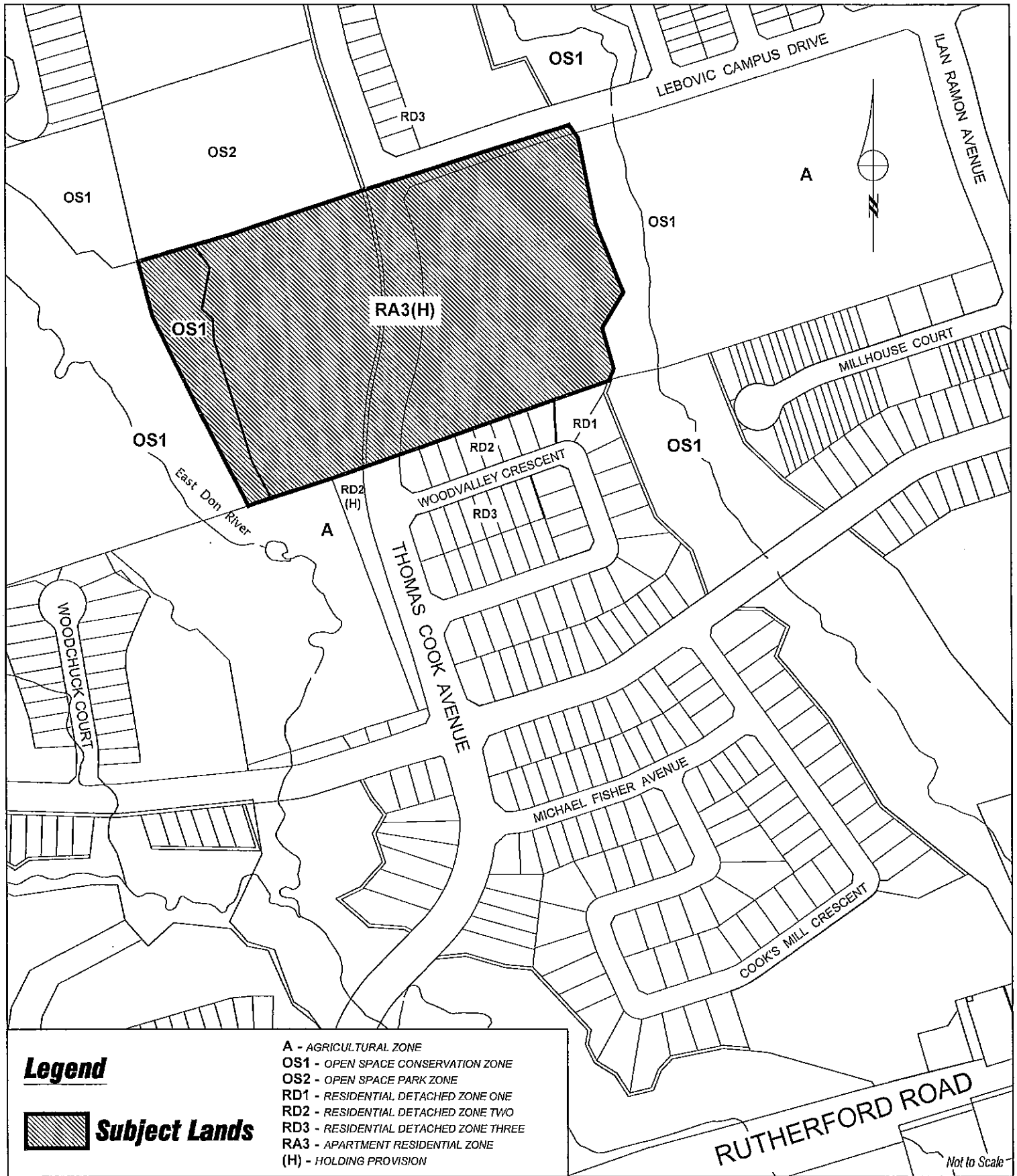


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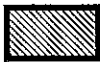
FILE: 19CDM-12V003  
RELATED FILES: DA.07.068,  
Z.08.016, OP.08.003

DATE: June 15, 2012

# 2



**Legend**



**Subject Lands**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

Not to Scale

# Location Map

LOCATION:  
Part of Lot 17, Concession 2

APPLICANT:  
Joseph & Wolf Lebovic Jewish Community Campus

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# Attachment

FILE: Z.07.032  
RELATED FILE: OP.07.003

DATE:  
June 15, 2012

# 3