

**ADMINISTRATIVE CORRECTION TO ZONING BY-LAW 1-88, EXCEPTION 9(1344)
GIRONA FINANCIAL GROUP
FILE: Z.09.035
WARD 3**

Recommendation

The Director of Development Planning recommends:

1. THAT an amending Zoning By-law be enacted to amend By-law 1-88, specifically Exception 9(1344) to:
 - a) substitute Schedule "E-1472" and Key Map 5D with a new schedule (Attachment #4) and key map (Attachment #6) that correctly delineates the boundary of the subject lands, and the boundary between the C4 Neighbourhood Commercial Zone and the RT1 Residential Townhouse Zone in the north-easterly portion of the property;
 - b) replace the reference to "Lot 36" on Schedule "E-1472" (Attachment #3) with "Lot 34" in the manner shown on Attachment #4; and,
 - c) add an exception for a 1.6m interior side yard setback for a building abutting a walkway block.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this Zoning By-law is to substitute Schedule "E-1472" and Key Map 5D with a new schedule and key map (Attachments #4 and #6) correctly delineating the property and zoning boundaries for the subject lands; change the reference on Schedule "E-1472" from "Lot 36" to "Lot 34" as shown on Attachment #4; and, add an additional exception to Exception 9(1344) that was inadvertently omitted in the original by-law to permit a 1.6 m interior side yard setback abutting the walkway block. The proposed amendments constitute an administrative correction to the City's Zoning By-law 1-88.

Background - Analysis and Options

By-law 198-2010 (site-specific Exception 9(1344)) was enacted by Vaughan Council on July 13, 2010, to amend Zoning By-law 1-88 to rezone the subject lands (Attachments #1 and #2) located on the north side of Rutherford Road, west of Highway 400 from C4 Neighbourhood Commercial Zone to C4 Zone and RT1 Residential Townhouse Zone in the manner shown on Attachments #3 and #5. Inadvertently, Schedule "E-1472" (Attachment #3) and Key Map 5D (Attachment #5) incorrectly delineated the property and zoning boundaries at the north-east portion of the site. The correct property and zoning boundaries are shown on Attachments #4 and #6. The number

of street townhouse units proposed in the RT1 zone was also reduced from 36 to 34, however, the references to the end unit (Lot 36) was not changed to "Lot 34" on the original Schedule "E-1472". In addition, when Site Development File DA.09.075 was approved by Council on June 29, 2010, the approved site plan provided for a 1.6m interior side yard setback to the walkway block located between Blocks 1 and 2 (see Attachment #4), which was inadvertently not captured in the text of Exception 9(1344).

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 Vitality".

Regional Implications

N/A

Conclusion

The proposed amendments constitute an administrative correction to the City's Zoning By-law 1-88. Should Council concur, an implementing Zoning By-law has been prepared and can be enacted at the June 7, 2011, Council meeting.

Attachments

1. Context Location Map
2. Location Map
3. Original Zoning Schedule "E-1472"
4. Correct Zoning Schedule "E-1472"
5. Original Key Map 5D
6. Correct Key Map 5D

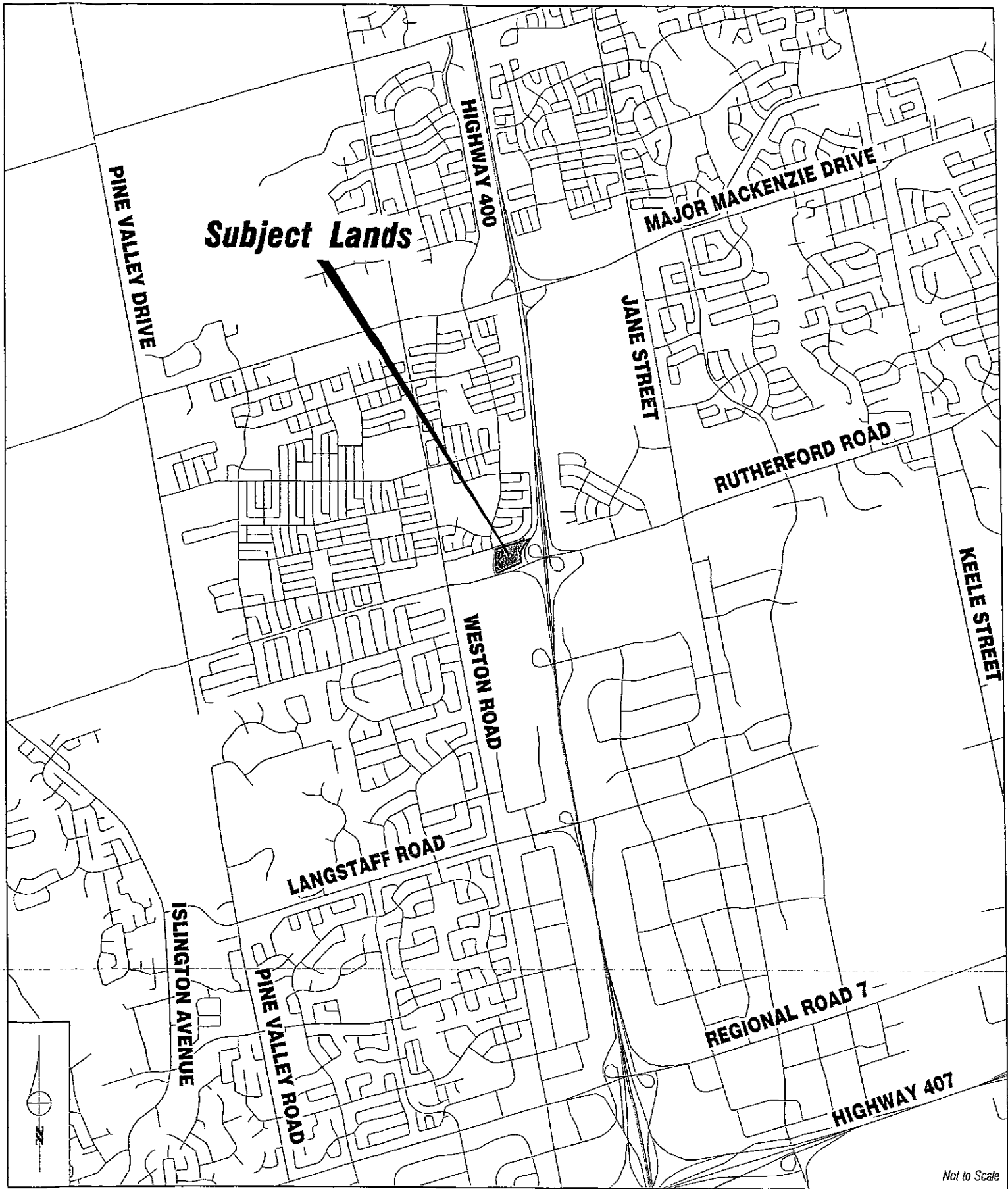
Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planner, ext. 8407

Respectfully submitted,

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

Context Location Map

LOCATION:
Part of Lot 16, Concession 5

APPLICANT:
Girona Financial Group

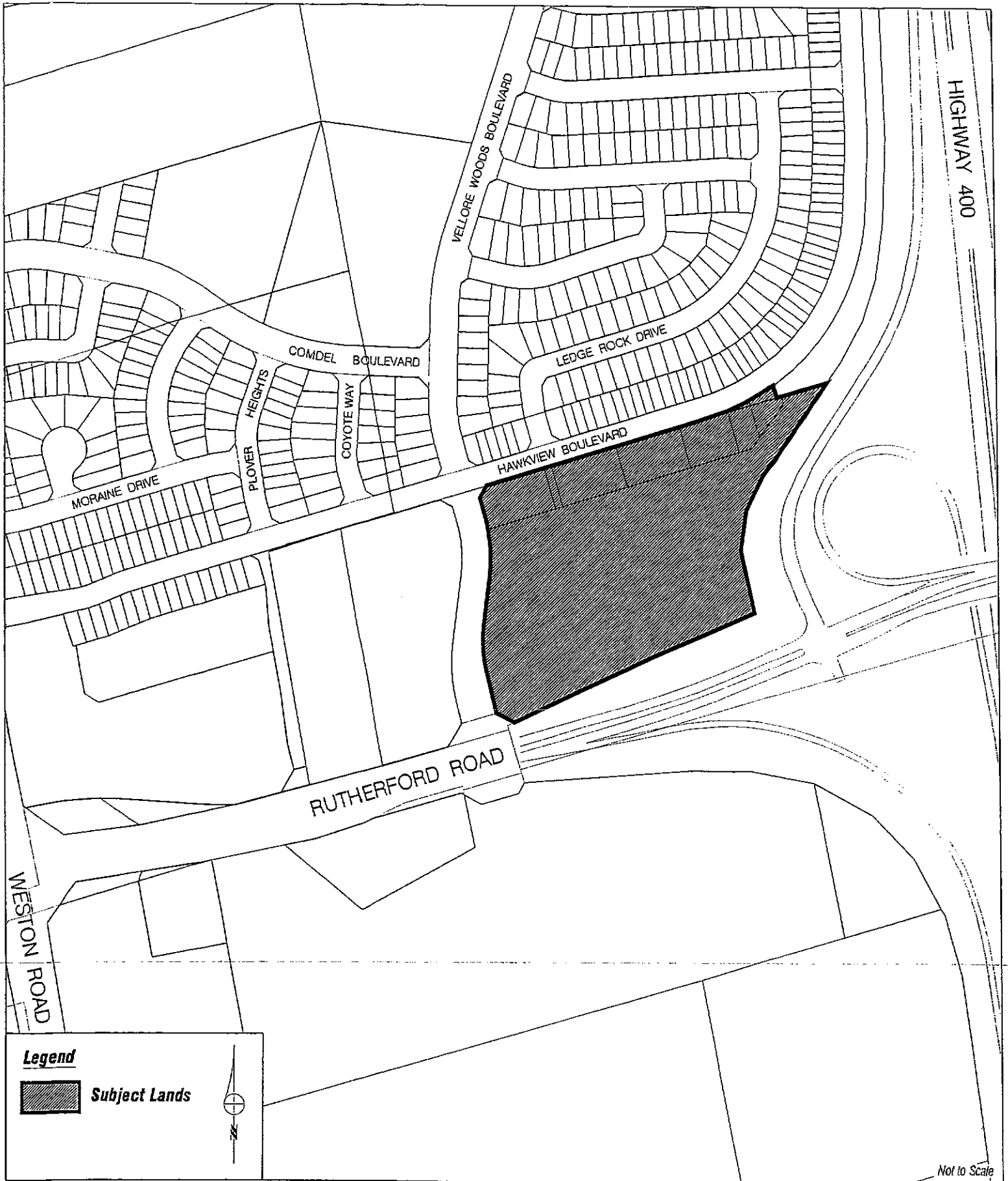


Attachment

FILE: Z.09.035
RELATED FILE: DA.09.075

DATE:
March 31, 2011

1



Not to Scale

Location Map

LOCATION:
Part of Lot 16, Concession 5

APPLICANT:
Girona Financial Group

MAP DATE: ATTACHMENT 2 7 09 035.dwg

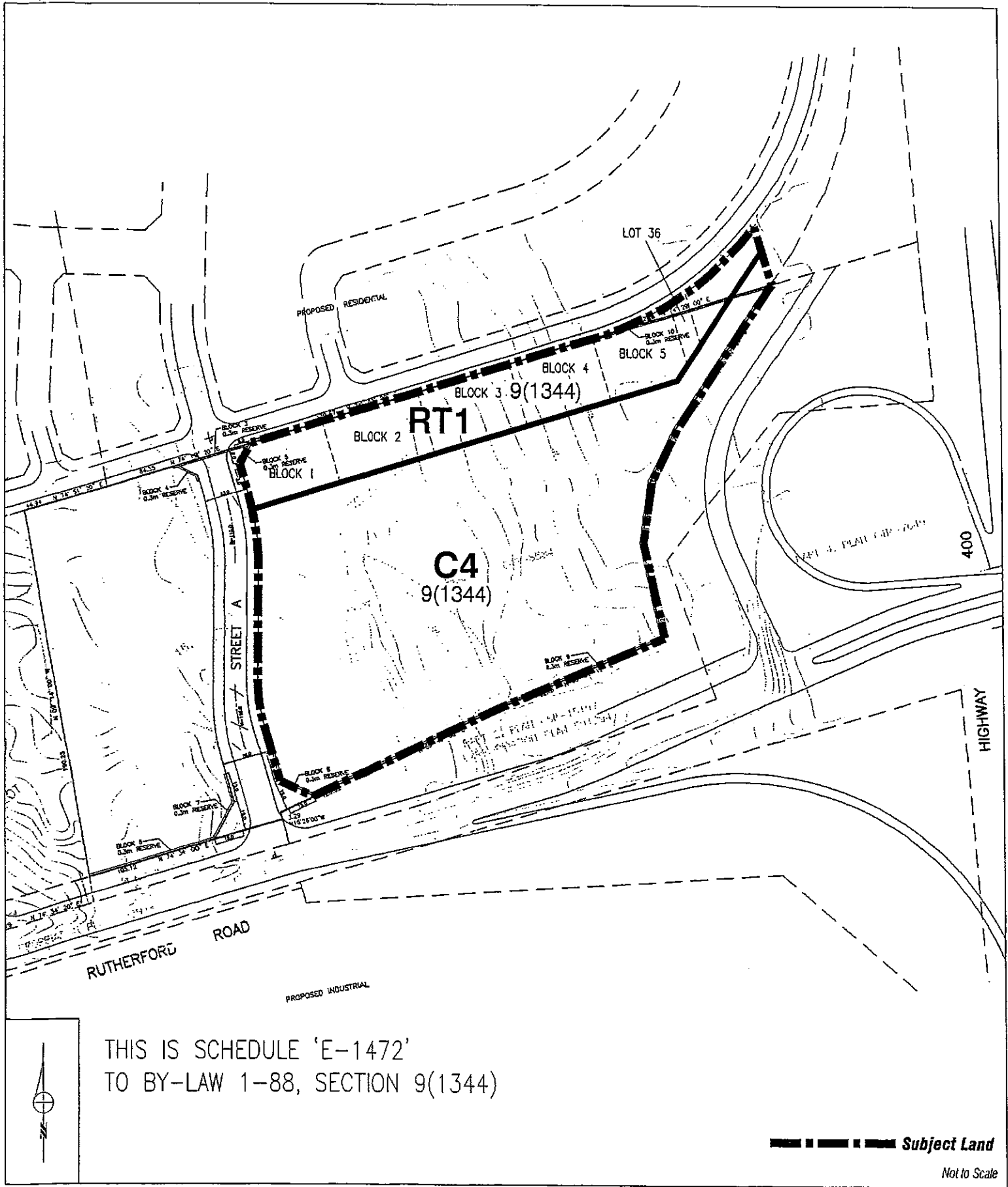


Attachment

FILE: Z.09.035
RELATED FILE: DA.09.075

DATE:
March 31, 2011

2



THIS IS SCHEDULE 'E-1472'
TO BY-LAW 1-88, SECTION 9(1344)

Subject Land
Not to Scale

Original Zoning Schedule 'E-1472'



Attachment

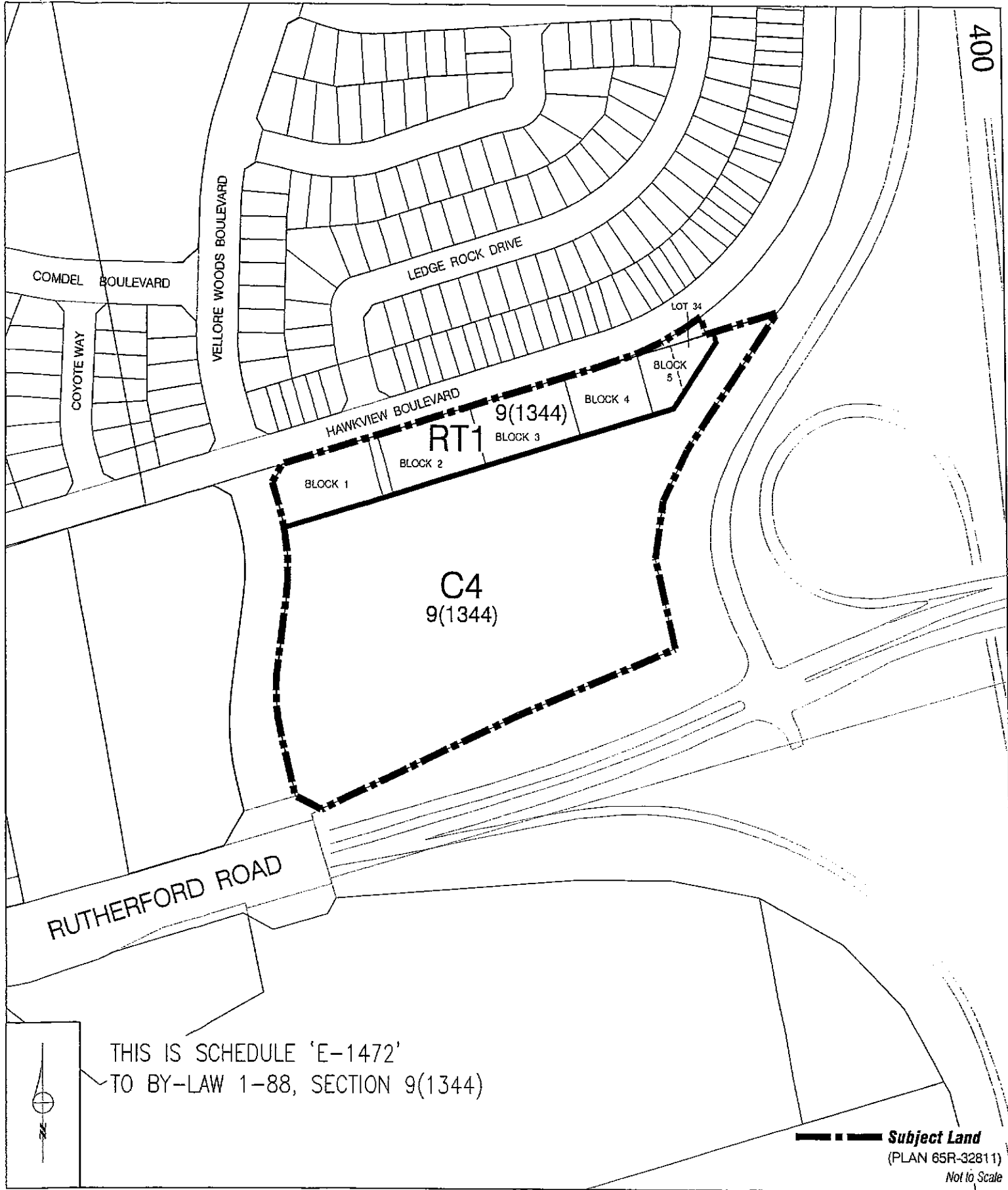
APPLICANT:
 Girona Financial Group

LOCATION:
 Part of Lot 16, Concession 5

FILE: Z.09.035
 RELATED FILE: DA.09.075

DATE:
 March 31, 2011

3



THIS IS SCHEDULE 'E-1472'
 TO BY-LAW 1-88, SECTION 9(1344)

Subject Land
 (PLAN 65R-32811)
 Not to Scale

Correct Zoning Schedule 'E-1472'



Attachment

APPLICANT: Girona Financial Group
 LOCATION: Part of Lot 16, Concession 5

FILE: Z.09.035
 RELATED FILE: DA.09.075

DATE: March 31, 2011

4

