

## **MEMBER'S RESOLUTION**

### **Committee of the Whole (1) Report**

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**DATE:** Tuesday, September 13, 2022

**TITLE: CITY PARK (WOODBIDGE GATES NORTH) INC.**

**FROM:**

Councillor Tony Carella

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**Whereas**, Bylaw 063-2021 permitting a 7-story residential apartment building containing 93 dwelling units and 120 parking spaces at 248, 252, 256 & 260 Woodbridge Avenue was approved by Committee of the Whole on December 8, 2020 and ratified by Council on December 15, 2020;

**Whereas**, the Owner, City Park (Woodbridge Gates North) Inc., proposes a building footprint decrease to the site plan due to new restrictions encountered resulting in only 116 parking spaces to be provided;

**Whereas**, the City's new Comprehensive Zoning Bylaw Update (Bylaw 001-21) (under appeal) has relaxed the parking requirement of 1 parking space to 0.8 spaces per unit for apartment dwelling zones (excluding visitor's parking);

**Whereas**, relief from the Zoning By-law by way of minor variance or a zoning by-law amendment is required to recognize the zoning deficiency in accordance with Section 34 of the Planning Act;

**Whereas**, the City of Vaughan does not have a bylaw in place to support cash-in-lieu for parking in the community of Woodbridge;

**Whereas**, the City of Vaughan in principle does not support cash-in-lieu for parking for residential developments; and,

**Whereas**, the builder has requested that cash-in-lieu for parking be allowed only for the deficient 4 parking spaces.

**It is therefore recommended:**

**That**, payment of cash-in-lieu for parking be allowed for the deficient 4 parking spaces and the development be deemed to have met the parking requirement of Bylaw 063-2021; and

**That**, the Deputy City Manager, Planning and Growth Management, be authorized to enter into an agreement with the Owner to the satisfaction of the City Solicitor; and

**That**, the monies pursuant to Section 417 of the Municipal Act for the cash-in-lieu of parking be allocated to the appropriate City account.